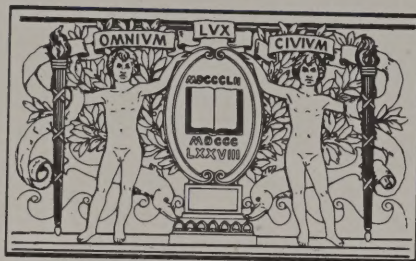


Ref. Desk

FINE ARTS DEPT



BOSTON
PUBLIC
LIBRARY

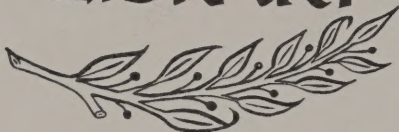


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Central Business District Preservation Study



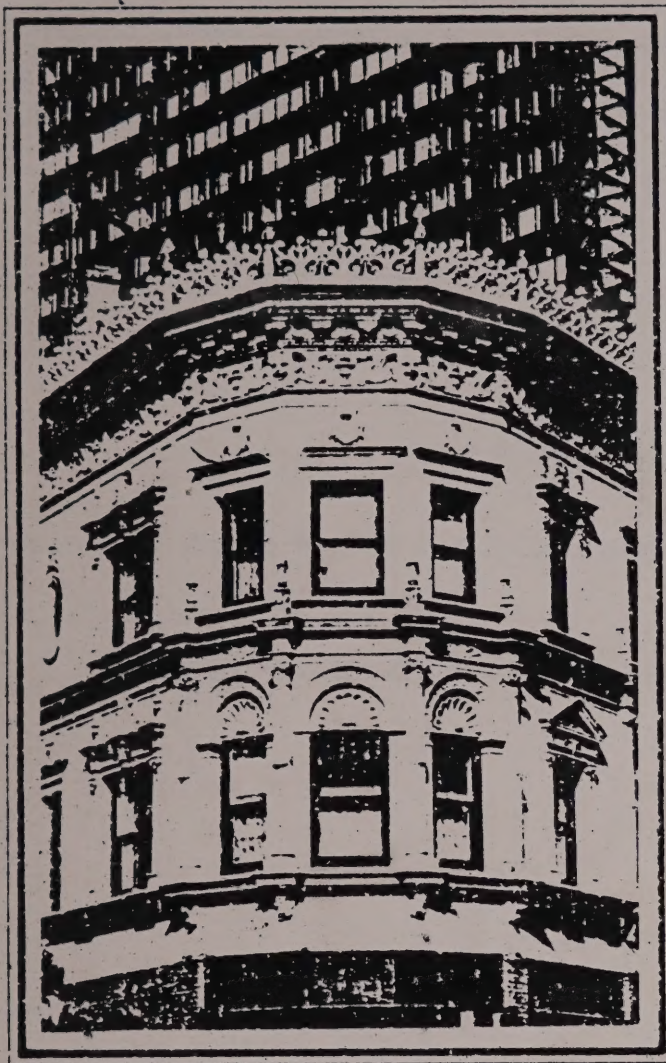
Part I: Building Information Forms
Volume 2: Streets beginning D-M

July, 1980



Prepared for the Boston Landmarks Commission
with the assistance of the Boston Redevelopment Authority
and the Massachusetts Historical Commission.

Central Business District Preservation Study



Part I: Building Information Forms Volume 2: Streets beginning D-M

July, 1980



Prepared for the Boston Landmarks Commission
with the assistance of the Boston Redevelopment Authority
and the Massachusetts Historical Commission.

Publisher's Note: Poor reproduction of text is due to color background

CENTRAL BUSINESS DISTRICT PRESERVATION STUDY

Part I: Building Information Forms

Volume 2: Streets Beginning D - M

Prepared by Pamela W. Fox and Mickail Koch

for the

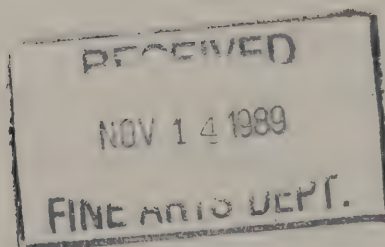
Boston Landmarks Commission

**Assistance in this study was provided by
the Boston Redevelopment Authority and by
the Massachusetts Historical Commission, Office of the Secretary of State,
through the matching grant-in-aid program for historic preservation
of the Heritage Conservation and Recreation Service,
Department of the Interior, under the provisions of
the National Historic Preservation Act of 1966.**

FINE ARTS DEPT

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JHC
11/14/89

I. INTRODUCTION

In the spring of 1978, the Boston Landmarks Commission embarked upon a comprehensive inventory of the architectural and historical resources in Downtown Boston. The goals of the study coincided with the purposes for which the Commission had been established two years earlier: to identify the City's resources, to increase the public's awareness of those resources, and initiate measures to protect them from "adverse influences".

The specific objectives of the study were to record and systematically evaluate the merit of each building in the Downtown area, and to develop a plan and priorities for nominating properties to the National Register of Historic Places and designating Boston Landmarks.

The first phase of the project focussed on the Theatre District, and was completed in June of 1979. The second and larger phase covered the Central Business District, including the retail and financial areas, Government Center and the North Station area. Begun in October 1979, it was completed in July of 1980.

Impetus for the project came in the form of a matching grant originating in the Department of the Interior and administered by the Massachusetts Historical Commission, a division of the Secretary of State's office. The local share was provided in part by the Landmarks Commission and in part by contributions of the Boston Redevelopment Authority.

The study was conducted by Pamela Fox and Mickail Koch, architectural historians and consultants to the Commission, with the assistance of a student intern, Yvonne Brady. Staff supervision was provided by Judith McDonough, Survey Director for the Commission.

II. METHODOLOGY

Both the Theatre District survey and the Central Business District Preservation Study, represented by these volumes, involved four basic procedures: field survey, research, evaluation, and recording.

Field survey constituted a major portion of the study and was conducted entirely on foot, using standard Boston Landmarks Commission Building Information Forms for purposes of notation. Field work also included photographing each building using standard, black and white 35 mm film. For purposes of convenience, the Central Business District was divided into six sub-areas: North Station, Government Center, Custom House/Markets, Retail, Financial and Wholesale. Within these areas over 650 buildings were surveyed.

Documentary research was carried out to determine the date, architect, original appearance and original use of each structure, as well as other associations. The investigation generally followed certain stages:

1. Examination of permits and Building Department records on file at Boston City Hall. Permits were issued beginning about 1873 and are available for more than half of the buildings constructed since that date:

2. Examination of the architectural index compiled by the Fine Arts Department of the Boston Public Library, which cites references to architectural periodicals, guidebooks and other primary and secondary source materials.
3. Examination of previous research efforts including National Register nomination forms, Landmark Study Reports, Historic Structures Reports, and student papers including those prepared for Harvard University Professor Eduard Sekler and kept on file at Carpenter Center.
4. Examination of the photograph and clipping files at the Bostonian Society, Society for the Preservation of New England Antiquities, Boston Public Library Fine Arts Department and Print Department, and the Boston Athenaeum. Also inspected were Boston Landmarks Commission files and the Bostonian Society Rice-Mank Collection of blueprints and real estate leasing brochures.
5. Examination of atlases and Boston City directories, particularly for information regarding date and original use. Also useful in determining date and use are the following publications which list building occupants by street address: (a) The Boston Almanacs of 1858, 1864 and 1865; (b) John E. Whiting. A Schedule of the Buildings and Their Occupancy in the Principal Streets and Wharves of the City Of Boston (1877); and (c) Boston City Directories from 1930 to the present.
6. Deed Research. Deed records at the Suffolk County Courthouse were examined for certain notable buildings, if such research was judged likely to yield information on the date or architect of a building.

Evaluation of each building followed the completion of field survey and documentary research. Consideration was given to adopting a numerical evaluation system such as has been used in some other cities. In recent years the Landmarks Commission staff has worked on developing such a system in order to obtain maximum objectivity in evaluating buildings. After exhaustive efforts to devise a workable system, the staff and consultants concluded that because of the implicit value judgments made in assigning value to each criterion as well as the judgment made in how a building satisfies the various criteria, the objectivity of a numerical system is questionable.

Until a system can be identified which convincingly overcomes the problems of assigning numerical values to qualities of history, architecture, and urban design, which are difficult to quantify, the Commission will continue to use the intellectual discipline of systematic evaluation but not numerical values.

The process for evaluating buildings in Downtown Boston involved the review of each building within the following criteria:

1. Style: the degree to which a building represents a particular architectural genre or method of construction. Does it have primary, secondary and tertiary characteristics of the style? To what extent has it been altered?
2. Architectural Evolution: the place of the building in the history of architectural problem-solving. Was it innovative? Is it a rare or particularly good example of architectural technology? How important was the architect or builder associated with the structure?

3. Urban Design Contribution: the relationship of a building to its setting. Does it contribute to the character of the streetscape or district? Is it a landmark in the sense of providing visual orientation? Does it have symbolic value?
4. Association Value: the association of a site or structure with persons, organizations or events, or with broad patterns of cultural, social, political or economic history.

Having completed the analysis of each building, the consultants reviewed the degree to which groups of buildings constitute distinctive districts in the Downtown. They then identified which buildings contribute to the visual character of the districts and which do not. Outside of the districts, individual buildings were also ranked according to a hierarchy based on significance.

Additional specific consideration was given to the degree to which each building and district meets the criteria for listing in the National Register of Historic Places and the criteria for designation by the Boston Landmarks Commission, as contained in its enabling statute.

Recording of data assembled through research and field survey and the results of the evaluative process was done on the Commission's standard Building Information Forms. The originals of these forms will be kept on file at the offices of the Boston Landmarks Commission. Copies have been provided to the Boston Public Library and the libraries of the Society for the Preservation of New England Antiquities, the Bostonian Society, and the Boston Athenaeum. The negatives of the photographs attached to the forms are on file at the Boston Landmarks Commission. The existence of good early photographs has been recorded in the bibliography section of the pertinent building form, and photos have in some cases been copied for attachment to the form. It was not feasible to list every such photograph, and future researchers are advised to recheck the institutions listed above for additional visual material.

The Building Information Forms are arranged alphabetically by address, with even numbers preceding odd numbers.

The four volumes of forms contain the following:

- | | |
|--------|--|
| Vol. 1 | Streets beginning with the letters A-C |
| Vol. 2 | Streets beginning with the letters D-M |
| Vol. 3 | Streets beginning with the letters N-S |
| Vol. 4 | Streets beginning with the letters T-Z |

IV. RELATIONSHIP OF THE INVENTORY TO LANDMARK DESIGNATION AND THE NATIONAL REGISTER OF HISTORIC PLACES

The results of the inventory are intended, under the terms of the survey and planning grant supporting the project, to be useful in identifying the properties which may be eligible for recognition through listing in the National Register of Historic Places or designation by the Boston Landmarks Commission. These two programs, which are often confused, can be of considerable importance to property owners as well as to the public concerned with the preservation of Boston's distinctive heritage. A brief summary of those programs follows:

Boston Landmarks Commission Designation

The Boston Landmarks Commission was established in 1975 by a special act of the legislature, in order to serve as a mechanism for the orderly preservation of the City's historic buildings and neighborhoods. Designation by the Commission has two purposes. First, it recognizes the designated property as an important part of the City's legacy. Second, it brings into designation a systematic design review process. Once designated, a property cannot be demolished or its exterior appearance substantially changed, without prior approval by the Commission.

The process of designation includes the preparation of a study report on the property, a public hearing, and approval by the Mayor and City Council as well as the Commission.

A number of Landmarks have been designated in Downtown Boston including the Old Federal Reserve Bank, the International Trust Company Building and the Exchange Building. To be designated, a property must be of significance "to the City and the Commonwealth, the New England Region or the Nation" (Chapter 772 of the Acts of 1975).

National Register of Historic Places

The National Register of Historic Places, maintained by the U.S. Department of the Interior, is the nation's official list of important cultural resources. Listing on the National Register provides a limited degree of protection from federally-licensed or assisted projects which would have a negative impact on the property. It has no effect on strictly private actions involving listed properties, except through the provisions of the Tax Reform Act of 1976.

Nominations to the National Register are made by the Massachusetts Historical Commission and must be approved as well by the National Register Office in Washington. Property owners are notified prior to consideration by the Massachusetts Historical Commission of a nominated property.

Tax Reform Act of 1976

Under the Tax Reform Act of 1976, significant incentives are established for the preservation of income producing properties listed on the National Register or in local historic districts certified by the Secretary of the

Interior. Specifically, the owner of an historic property can elect to write off the costs of rehabilitation over a 60-month period or take accelerated depreciation for the improved property. The tax code also removes preferential treatment (in the form of accelerated depreciation) for new construction replacing a certified historic property and disallows the deduction of demolition costs as a building expense.

Note: Any recommendations for designation by the Boston Landmarks Commission or listing in the National Register of Historic Places, and referred to in these Information Forms, are the recommendations of the consultants. They have not been reviewed or concurred in by the Boston Landmarks Commission. Before any action is taken by the Commission to nominate any property to the National Register, or to designate it as a Boston Landmark, owners and other interested parties will be given an opportunity to comment on the appropriateness of such action.

MAP II:
Sub-Areas of the Central Business
District Survey Area





52-54
ADDRESS Devonshire St. COR. Quaker Lane

NAME _____
present original

MAP No. 25N/13E SUB AREA Financial

DATE 1854-5 Deed Records ¹
SOURCE

ARCHITECT Gridley J. Fox Bryant (Deed Records¹)
source

BUILDER _____
SOURCE _____

Wm.G,Wm.E,Albert
OWNER & F.O.Prince/
original present

PHOTOGRAPHS 6 3/4*80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
non-residential commercial

NO. OF STORIES (1st in cornice) 5 straight-sided plus 1

roof copper mansard cupola domers 6 on Devonshire
with copper cornice 5 on Quaker Lane

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/viny!
(Other) brick stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION French Academic Mansard commercial bldg. largely modernized at 1st & 2nd fl. except at rear of bldg, which is largely intact & features a cast iron storefront and elongated 2nd fl. windows with alternating arched and triangular-pedimented lintels. Brownstone upper stories with 6 regularly spaced windows on Devonshire & 5 on each of two Quaker Lane sides. Capped lintels at 3 & 4. Alternating quoins at corners. Bracketed cornice.

CONDITION good fair poor spalling stone LOT AREA 2091 sq. feet cornice.6 chimneys on Devonshire.

NOTEWORTHY SITE CHARACTERISTICS Building is freestanding on 3 sides. Principal facade faces Devonshire and 2 secondary facades face Quaker Lane. Cross-hatch granite paving along Quaker Lane.

SIGNIFICANCE (cont'd on reverse)

The Prince Building is significant as one of the few French Academic brownstone commercial buildings remaining in the Central Business District, as an example of the commercial work of the eminent 19th century architect Gridley J.F. Bryant, and as one of the earliest buildings remaining in the Financial District and one associated historically with Boston's finance and insurance industries.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The date and architect of the building are known because of an agreement of November, 1854 on file at the Suffolk County Courthouse between the original owners, the Prince family, and Smith and Felton, blacksmiths, who were to provide iron safes, gratings, and exterior and interior iron columns for the "Prince Building now erecting...subject to the approval of J.F. Gridley Bryant (1816-1899) apprenticed in the office of Alexander Parris and began practice in 1837. During the years that followed he carried on the largest and most successful practice in the city, designing such major buildings as the Old City Hall, Charles Street Jail, and State Street Block.

By 1858 the building was called the "Phoenix Building". An illustration in the Boston Almanac shows it and the adjacent 11-bay "City Exchange Building" which was very similar in fenestration and window detailing but did not have a mansard roof.

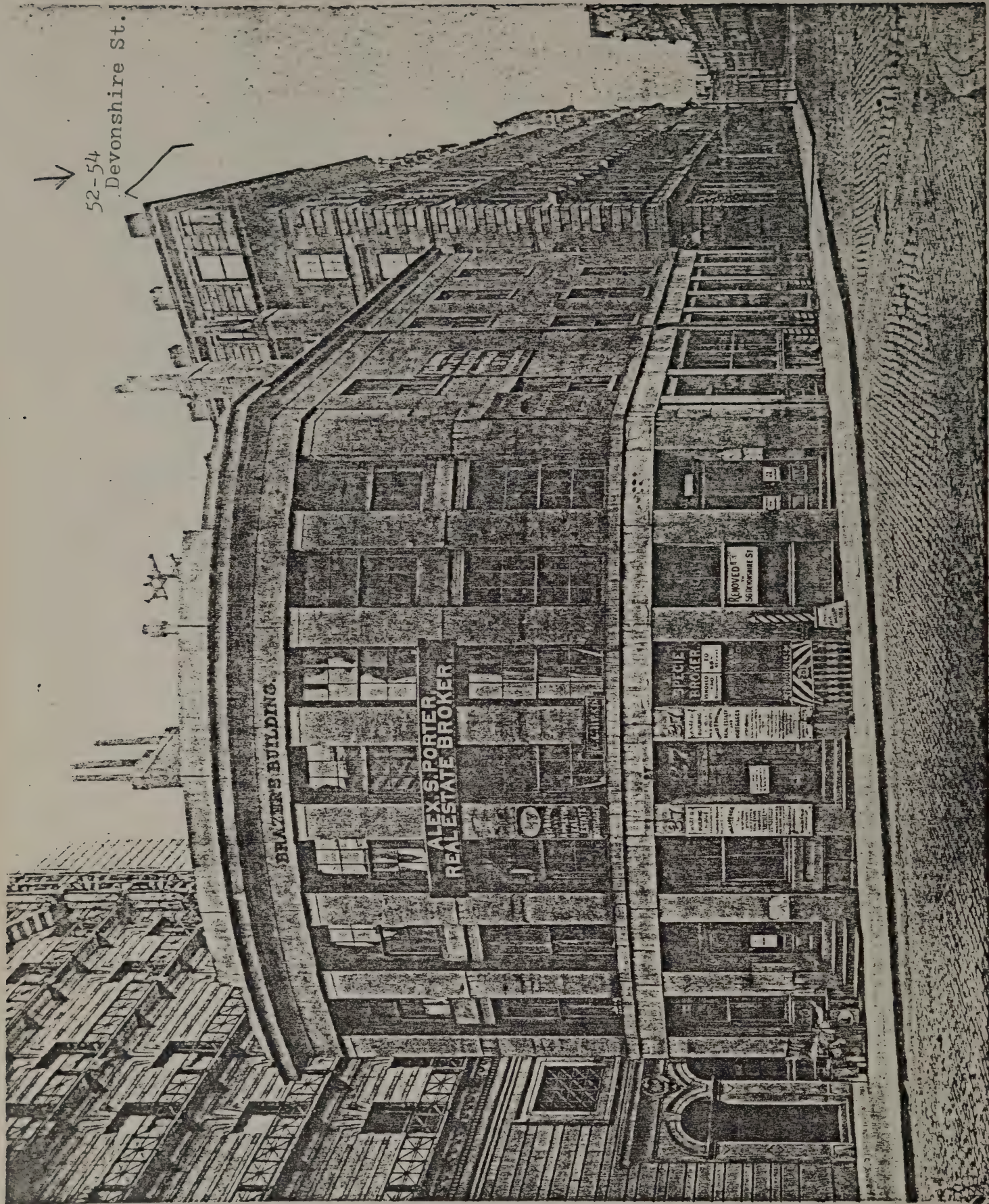
Tenants listed at #52-54 Devonshire in the 1858 Almanac include commission merchants, manufacturers agents, brokers, insurance agents, the Eastern Railroad office, a lithographer and an architect. Whiting's survey of 1877 lists occupancy as "insurance and other offices." This usage pattern continued into the 20th century. In 1930, the Massachusetts Savings Bank was a principal tenant.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Exchange" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Suffolk County Courthouse, Deed book 673, p.66 (see also p. 83) 11/15/
2. Boston Almanac, 1858. Illustration on p. 185. (Bostonian Society)
3. Whiting, A Schedule of the Buildings and Their Occupancy.... (1877)
4. Photo of Quaker Lane storefront, Boston Public Library Print Dept. (Commercial Building 1c Hotels & Taverns) (in photo of 1st Brazier B)
5. SPNEA photo.





56-68
 ADDRESS Devonshire St. COR.
 (through to Quaker Lane)
 NAME Newport Building
present original
 MAP No. 25N/13E SUB AREA Financial
 DATE 1914 Building permit 5/29/1914
source
 ARCHITECT Arthur H. Bowditch (permit) source
 BUILDER G.B.H. Macomber (permit) source
 OWNER Loren D. Towle/
original present
 PHOTOGRAPHS 6 3/2 * 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
 (non-residential) offices

NO. OF STORIES (1st to cornice) 12 plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone cast concrete iron/steel/alum.
tan, Roman

BRIEF DESCRIPTION 7-bay pier and spandral commercial bldg. with classical accents. Offset right entrance entablature with inscription "Newport Bldg" Modillion cornice above 2nd fl. and egg & dart with lions heads above 3rd. Shaft of tan brick piers and slightly recessed cast stone spandrals. Center 3 bays slightly recessed and accented by a stone balustrade above level 3. Side "pavillions" terminate in triangular pediments. All bays along top 2

EXTERIOR ALTERATION minor moderate drastic floors slightly recessed. Top spandral accented by triple blind arches.

CONDITION good fair poor _____ LOT AREA 4601 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Rear facade faces Quaker Lane. Front facade is across from parking lot (former Boston Globe property)

SIGNIFICANCE (cont'd on reverse)

The Newport Building harmonizes with other buildings on the street in its mass, scale and materials and is largely intact, including the storefront. Architect Arthur H. Bowditch designed a large number of commercial buildings in the downtown area, some of which, like the Newport Building, are respectable but not distinguished in design. Among Bowditch's best works are the Old South Building, Hotel Essex and Paramount

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Theatre.

Tenants of the Newport Building have traditionally included investment firms, lawyers, real estate agents and accountants.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Exchange" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Exterior illustration and floorplans, Bostonian Society, Rice-Mank Collection (oversize, undated, prob. c. 1915)



ADDRESS 83-87
Devonshire St COR. 16 Water St.

NAME William Lawrence Building
present original

MAP No. 25N/13E SUB AREA Financial

DATE 1908 Building permit 10/14/1908
source

ARCHITECT Parker, Thomas & Rice (permit)
source

BUILDER L.P. Soule & Son Co. (permit)
source

OWNER Wm. Lawrence
Real Estate Trust/
original present

PHOTOGRAPHS 3 1/2, 27 1/4 #80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) 10 plus

ROOF flat cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick (stone) limestone concrete iron/steel/alum.

BRIEF DESCRIPTION 5 x 6 bay Beaux Arts early skyscraper. 2-story base with offset right and left rusticated entrance bays accented by cartouches and heavy keystones, flanking center window sections divided into bays by decorative cast iron Corinthian pilasters. Egg & dart molding & cornice above 2nd. fl. 7-story shaft and 1-story cap of segmental arched windows. Heavy limestone modillion block cornice with occasional lion's head

EXTERIOR ALTERATION (minor) moderate drastic brackets.

CONDITION (good) fair poor LOT AREA 4600 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site with 6-bay principal facade on Devonshire and 5-bay Water Street facade of almost equal importance

SIGNIFICANCE (cont'd on reverse)

Dignified, well-preserved turn of the century office building by a leading Boston architectural firm. In its materials and restrained use of Beaux Arts detailing, the building stands out as one of the finest of its type in the financial district.

The Lawrence Building exemplifies the high quality of commercial work executed in the downtown area by the firm of J. Harleston

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Parker (1873-1930), Donald H. Thomas Jr. (1872-1915), and Arthur Wallace Rice (1869-1938). Parker trained at Harvard and completed 4 years of advanced training at the Ecole des Beaux Arts in Paris before beginning practice in Boston with Thomas in 1900. Rice became the 3rd partner in 1907. Among the firm's major works in the Central Business District are the R.H. Stearns Dept. Store (138-140 Tremont), Columbian Natl. Life Insurance Co. (Franklin & Arch), State Street Trust Co. (10 Congress), Minot Building (10 111 Devonshire) and United Shoe Machinery Bldg (34-36 High, with H.B. Alder

The Lawrence Building was named for one of the city's large real estate owners and was erected to provide quality office space in the expanding financial district. One of the principal original tenants was the Federal Trust Company, a commercial bank of medium size which remained at this location into the 1940's. The upper floors traditionally housed lawyers, investment firms, real estate agents and similar professional groups.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Exchange" National Register District.

Recently rehabilitated as quality office space. Maintains much original interior detail.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Architectural Club Yearbook, 1909. (Exterior illustration, p. 197)

(from Boston Architectural
Club Yearbook, 1909)

SANITARY DUST REMOVING CO. OF MASS.

OPERATING UNDER THE PATENTS OF THE VACUUM CLEANER CO.



LAWRENCE BUILDING

PARKER, THOMAS & RICE, Architects

A SWEEPING system is an absolute necessity in the modern office building. Prospective tenants will favor a building where the carpets and rugs can be kept perfectly clean. Our installations in this class of building have always shown an economy in the cost of cleaning over the old methods.



103-111

ADDRESS Devonshire St. COR. Spring Lane

NAME Minot Building
present original

MAP No. 25N/13E SUB AREA Financial

DATE 1911-1912 Building permit 5/16/1911
source

ARCHITECT Parker, Thomas & Rice (permit)
source

BUILDER George A. Fuller Co. (permit)
source
Wm. A. Gaston,

OWNER Trustee /
original present

PHOTOGRAPHS 3³/4 * 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
non-residential offices

NO. OF STORES (1st to cornice) 10 plus

ROOF flat cupola dormers

MATERIALS (Frame) clayboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick-yellowstone limestone concrete iron/steel/alum.

BRIEF DESCRIPTION Second Renaissance Revival early skyscraper. Three 3/4-round 2-story Corinthian columns set in antis along principal, 4-bay Devonshire facade. Main entrance at #111 and basement entrance at #103. Carved pilaster strips at level 3 followed by dentil cornice which separates base from simpler 6-story shaft of paired windows in 2-2-2-2 pattern. Band above 9th fl. sets off top story, Stone modillion cornice. 6-bay side

EXTERIOR ALTERATION minor moderate drastic facade with 2 stone & 4 yellow

EXTERIOR ALTERATION minor moderate drastic facade with 2 stone & 4 yellow
brick bays, U-shaped above bas

CONDITION good fair poor LOT AREA 7016 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Vacant lot to south.

SIGNIFICANCE (cont'd on reverse)

The Minot Building is among the finest of the classically-inspired turn-of-the-century office buildings in the financial district, notable for its colonnaded base and well-proportioned facade. The building is also important as the work of a well-known Boston architectural firm and was originally occupied in part by a major Boston bank.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The building is one of a number of distinctive downtown commercial structures by the firm of J. Harleston Parker (1873-1930), Donald H. Thomas Jr. (1872-1919) and Arthur W. Rice (1869-1938). Parker completed 4 years of advanced training at the Ecole des Beaux Arts in Paris before returning to Boston and entering into partnership with Thomas in 1900. Rice became the 3rd partner in 1907. An article on the firm written in 1913 notes that "...the most conspicuous characteristic of the work of Parker, Thomas & Rice...is...its persistent good taste...they always succeed in giving their buildings a positively agreeable and presentable appearance."¹ Examples in the Central Business District include R.H. Stearns, the Columbian National Life Insurance Co, State Street Trust Co. (10 Congress), Lawrence Building (85 Devonshire) and United Shoe Machinery Building, with Henry Bailey Alden.

Among the original tenants was the Second National Bank of Boston, which in 1913 listed its capital as \$2 million and was by that standard the city's 5th largest commercial bank. A second major tenant was the investment security firm of White, Weld & Co.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Exchange" National Register District.

Small marble-walled lobby generally intact. Original detailing remains in 1st floor offices.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architectural Record, vol. 34, 1913. p. 123 (ext. illus and article on the work of Parker, Thomas and Rice)
2. Boston Architectural Club Yearbook, 1911 (p. 257), 1912, 1915 (p. 189-ill photo)
3. Am. Arch. and Bldg. News, Dec. 4, 1912. Vol 102, pt.2, plate 1928 (ext. photo captioned with name of architect)

103-111 Devonshire St.
(Minot Building)



MINOT BUILDING, BOSTON
Parker, Thomas & Rice, Architects

Architectural
Club Yearbook, 1912



ADDRESS 161-175 Devonshire ^{OPP.} 22-36 Arch St.
NAME present Compton Building
original
MAP No. 25N/13E SUB AREA Financial
DATE 1902 permit 12-17-1902
source
ARCHITECT Winslow & Bigelow permit
source
BUILDER Whidden Co.
source
OWNER J.R. Dunbar, A.C.
Stone, & H.S. Rowe, Tr.
original present
PHOTOGRAPHS 295/6 (Arch St.), 297 1/2, *297 1/2 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential offices

NO. OF STORIES (1st to cornice) eleven plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone granite & concrete iron/steel/alum.
terra cotta

BRIEF DESCRIPTION 7 bay early 20th c. Classical Revival skyscraper; 2 story base with ornate entry in 6th bay, featuring console brackets supporting classically decorated entablature, triangular pediment ornamented at peak & corners with anthemion acroteria. 2 story granite piers with metal triglyph spandrels over 1st level, & denticular stone cornice over 2nd. Levels 4-11 organized via brick piers, recessed metal spandrels, & paired windows separated by bound rod mullions. 2 story cap features iron balustrade & EXTERIOR ALTERATION minor moderate drastic classically capped pilasters flanking
cornice

CONDITION good fair poor deteriorated LOT AREA 6689 bound rods. Metal parapet covers or
and vacant sq. feet replaces cornice.

NOTEWORTHY SITE CHARACTERISTICS Facades on two opposite streets, treated similarly,
but with 6 bay setback over 2nd level on Arch St. Part of almost intact block of
late 19th & early 20th c. tall office buildings.

SIGNIFICANCE (cont'd on reverse)

Building architecturally significant as work by prominent Boston firm, as well as example of turn-of-the-century steel frame skyscraper. Also notable as part of almost intact wall of late 19th-early 20th c. office buildings extending from Milk to Franklin Streets. Moreover, signifies continued growth of Financial District at beginning of 20th c., and transition from 19th c. small-scale ambience to one of tall, large-scale office buildings.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

In 1904, lawyers, insurance agents, & real estate agents were the primary occupants of the Compton Building, reflecting its convenient location in the heart of the Financial District. By 1930, the office of various manufacturing & supply companies were also located here, as well as the French & Monaco Consulates.

Walter T. Winslow (1843-1909) and Henry Forbes Bigelow (1867-1929) maintained a partnership from 1901-1908. Winslow studied architecture under Nathaniel J. Bradlee, completed his studies in Paris, and subsequently became Bradlee's junior partner; after Bradlee's death, he practiced from 1888-98 as Winslow & Wetherell. Bigelow studied at MIT as well as in Europe, joining Winslow & Wetherell from 1898-1901, the firm's name becoming Winslow & Bigelow upon Wetherell's retirement. The National Shawmut Bank Building on Water St. and the Board of Trade Building are two particularly notable designs by this firm.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1923 Map of Business Buildings, Boston Public Library, Fine Arts Section.
2. Boston Directories.
3. Building Dept. Records.
4. BLC Architects File.



CPP.

ADDRESS 177-195 Devonshire ~~69R.~~ 38-50 Arch St.NAME Unity Building / same
present originalMAP No. 25N/13E SUB AREA FinancialDATE 1914 permit 5-19-1914
sourceARCHITECT Clinton J. Warren permit
sourceBUILDER Wells Bros Co., N.Y. "
sourceOWNER Unity Building Trust
original presentPHOTOGRAPHS 29⁴/₁ (Arch St.), 31²/₁, *32⁴/₁, 32⁶/₂-80

Devonshire
TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) stores & offices

NO. OF STORIES (1st to cornice) twelve plusROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone & concrete iron/steel/alum.
terra cotta

BRIEF DESCRIPTION. 10 bay early 20th c. commercial steel frame skyscraper with vague allusions to Classical Revival. 2 story rusticated limestone base with central entry featuring bracketed pediment, set within large 2 story stone enframement identical to those surrounding flanking show windows & 2nd level windows above. Upper levels organized via terra cotta molded piers & recessed spandrels. Molded cornice band separates upper 2 levels from those above. Capped by projecting copper modillioned cornice.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 7349 sq. feetNOTEWORTHY SITE CHARACTERISTICS Facades on both Devonshire & Arch Streets. Partof almost intact block of late 19th & early 20th c. office buildings.

SIGNIFICANCE (cont'd on reverse)

Although not a distinctive building of its type, is example of early 20th c. steel frame skyscraper, and contributes to wall of late 19th & early 20th c. office buildings comprising block from Milk to Franklin Streets. Also, signifies continued growth of Boston's Financial District during early 20th c., and transition from its small scale 19th c. ambience to one of tall, large scale office buildings.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

A rental pamphlet published in 1914 advertises the building as especially adapted for banking & other office purposes requiring large open spaces.¹ The 1930 directory indicates that it was occupied chiefly by lawyers, real estate firms, various building supply & construction related firms, & the like.

Little information is available concerning the architect, Clinton J. Warren. His most notable building located within the CBD is the Wendell Phillips Office Building. He also designed the Harvey Building at 52-6 Chauncy St. & the Fidelity Building at 144-8 State St.



Preservation Consideration (accessibility, re-use for public use and enjoyment, protection, utilities)

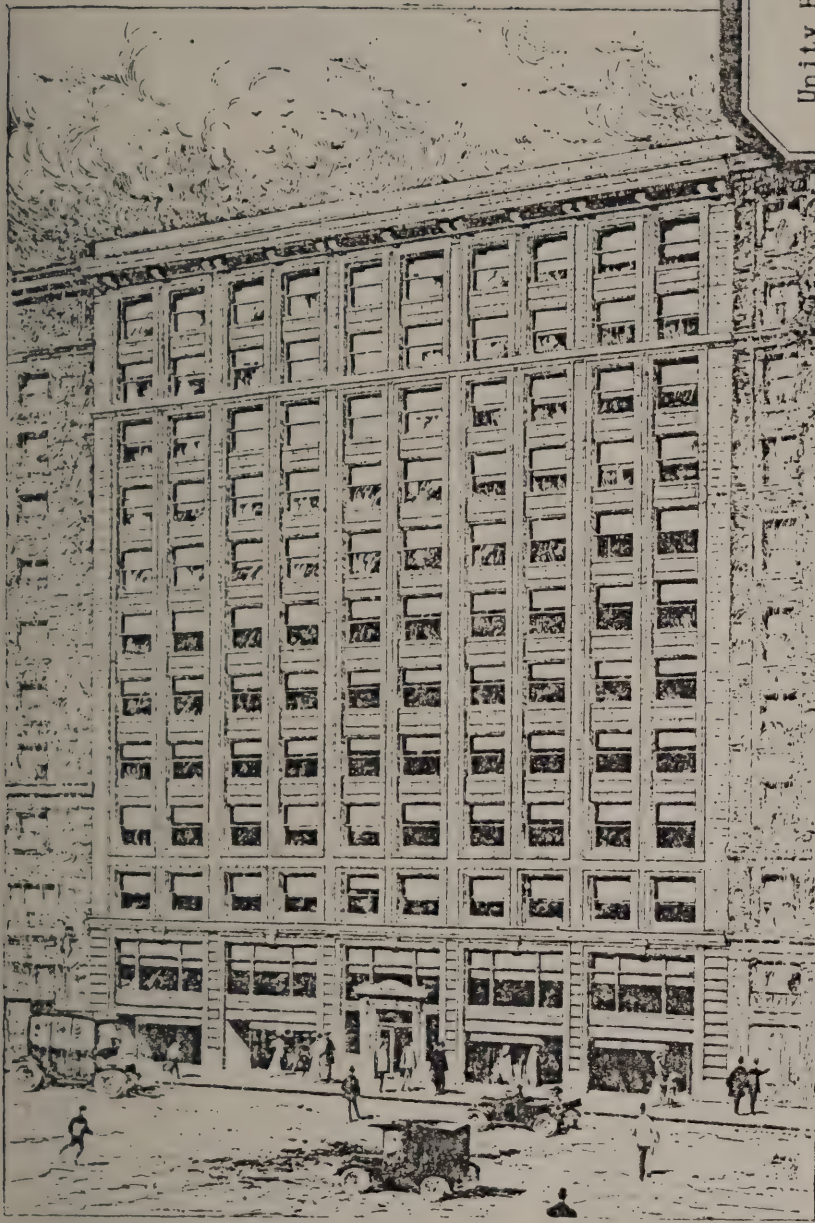
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Mank Collection, Bostonian Society, Rental Pamphlet, containing illustration and floor plan. 1914.
2. Boston Directories.
 3. 1923 Map of Office Buildings, Boston Public Library, Fine Arts Section.
 4. Building Dept. Records.
 5. Architects Vertical File, Boston Public Library, Fine Arts Section.
 6. Architects Club Yearbook, 1915, p. 189, drawing.

177-195
Devonshire

UNITY BUILDING

Unity Building, 185
Devonshire Street
E 57

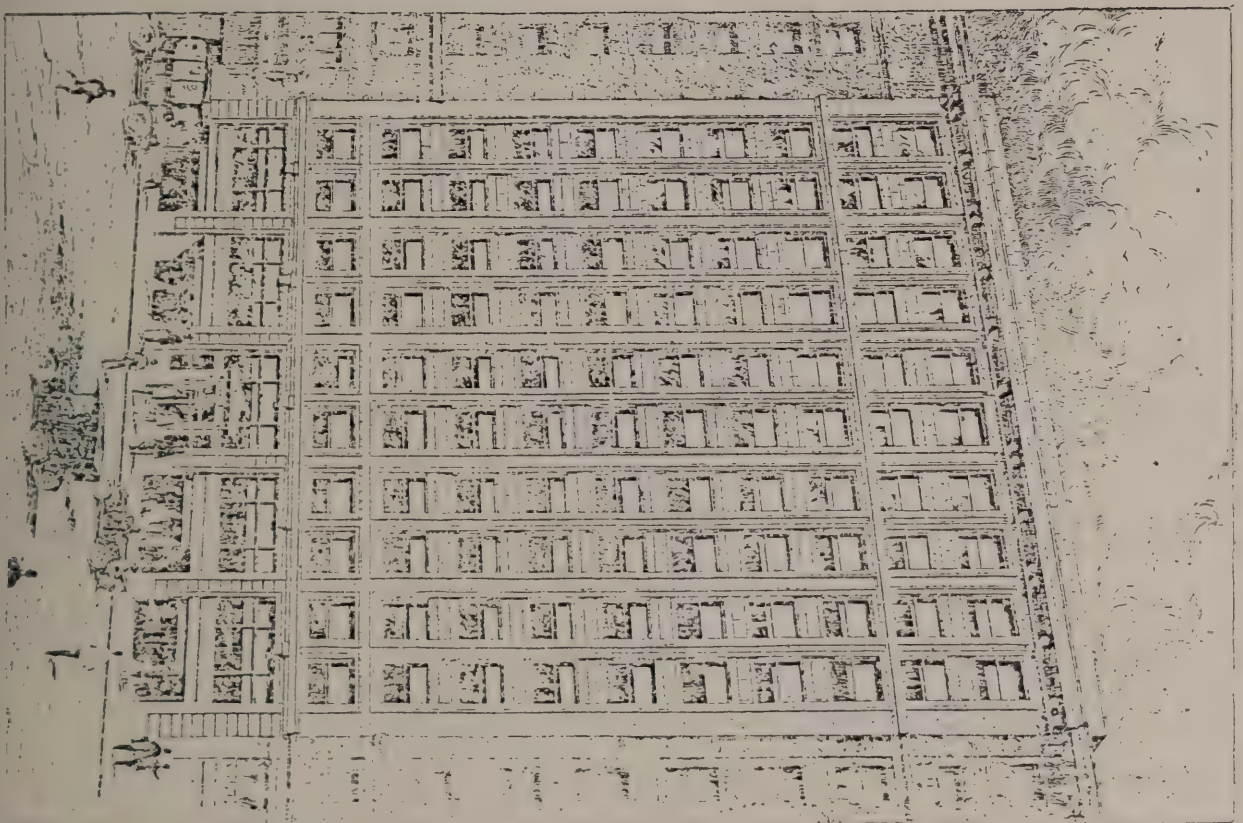
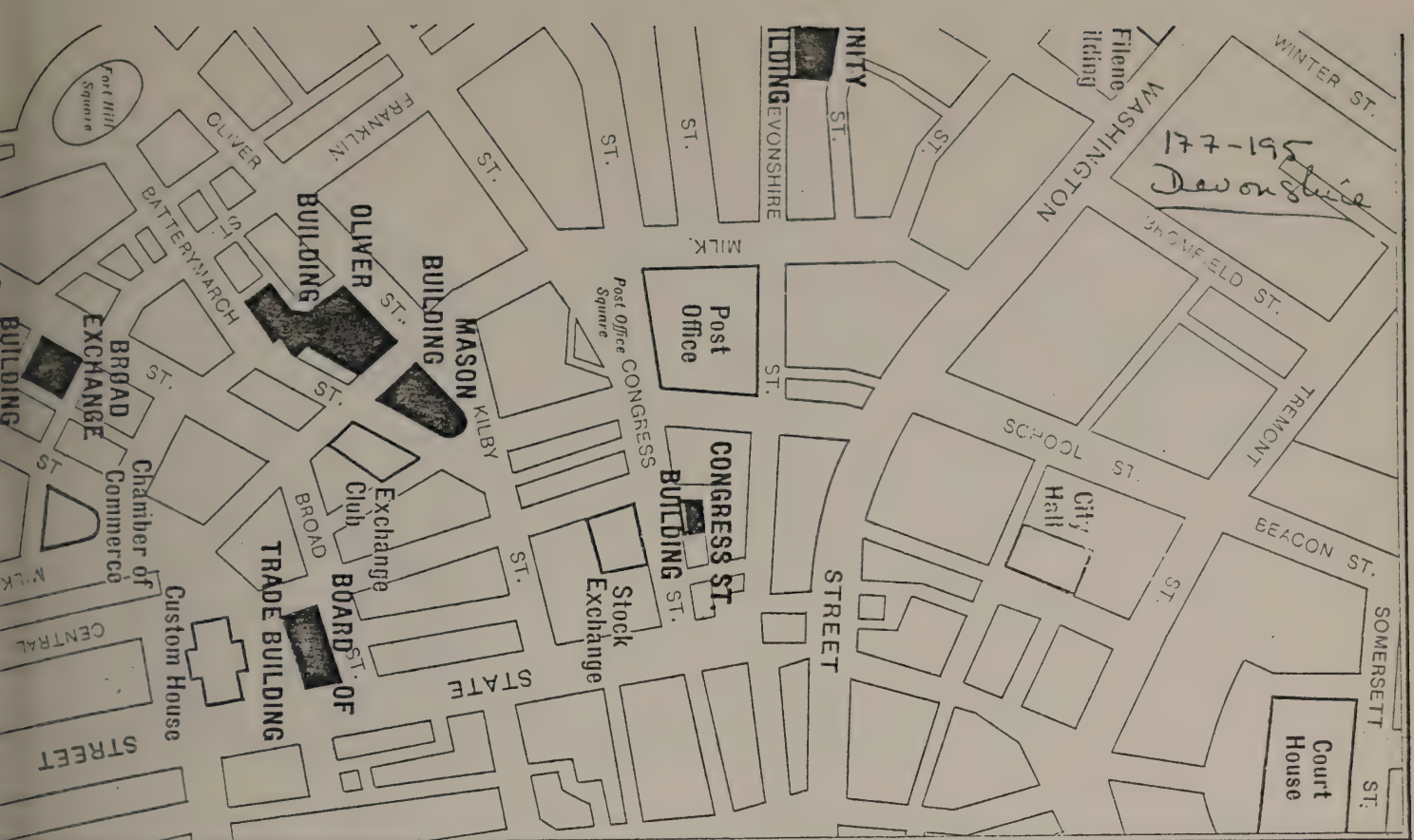


185 DEVONSHIRE ST.

50 ARCH ST.

BOSTON

Br. stonian Society, Pie-Mank Collection



UNITY BUILDING

185 DEVONSHIRE ST.

50 ARCH ST.

SAVEA - "Lippings" - "Decorative Stunt"



289-291

ADDRESS Devonshire St. COR.

NAME _____

presentoriginalMAP No. 24N/12ESUB AREA RetailDATE c. 1873-77style (post-1872 fire)
source (no permit)

ARCHITECT _____

source

BUILDER _____

source

OWNER _____

originalpresentPHOTOGRAPHS 27 1/26 1/2 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) 5 plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone concrete iron/steel/alum.BRIEF DESCRIPTION 4-bay Italianate/Neo Grec commercial building; storefront retains 3 of its original decorative cast iron piers; above, stone pilasters separate regularly-spaced windows with stilted segmental heads at level 2; trabeated windows at levels 3-5 accented by chamfering; brownstone banding between stories; brownstone cornice with brackets at each side; Neo Grec circle motifs used above pilasters at levels 3 & 5.
EXTERIOR ALTERATION minor moderate drastic some storefront changesCONDITION good fair poor _____ LOT AREA 2261 sq. feetNOTEWORTHY SITE CHARACTERISTICS Building follows fenestration pattern of side facade of adjacent Beebe-Weld Building. Vacant lot to west.SIGNIFICANCE. (cont'd on reverse) In addition to its decorative cast iron piers and pleasing, largely-intact facade, this post-fire building is important because it carries out the fenestration pattern

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

and rhythm established along Devonshire Street by the side facade of the Beebe-Weld Building.

The building style suggests that it was erected during the years immediately after the Great Fire of 1872, which swept through the heart of downtown Boston, destroying 776 buildings over a 65 acre area including all buildings in the Church Green area. Buildings in the vicinity of 289-291 Devonshire generally housed either wholesale dry goods and clothing dealers or shoe and leather dealers, and early tenants included at least one wholesale boot and shoe dealer.

Whiting's survey of 1877 lists two firms in the building by that date, M.C. Hood & Co, jobbers of small wares (basement and 1st) and the Gossamer Rubber Clothing Co (2nd-5th). The latter company operation is described as follows: "run sewing machines in third, cut in fourth, manufacture bustles in fifth."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated to the National Register as part of the "Church Green" district.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston City Directories
2. John E. Whiting, A Schedule of the Buildings and Their Occupancy... (Boston, 1877)
3. A late 19th c. photo of Summer and Devonshire Streets shows a corner building which appears to be of the same design as #289-291 and which has since been demolished. (Ref: graduate student paper on the Bedford Building for Prof. E. Sekler's class, Harvard University on file at Carpenter Center.)



(see also
ADDRESS 5-23 Doane St. COR. 14-20 Kilby)

NAME _____

present

original

MAP No. 25N/13ESUB AREA FinancialDATE 1919-1920Building permit 11/21/1919
source

ARCHITECT

Densmore & LeClear

(permit)

source

BUILDER

Evatt Construction Co. (permit)

source

OWNER

Charles W. Rowell/

original

present

PHOTOGRAPHS

16 1/2 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) 7 plus _____ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast stone concrete iron/steel/alum.

BRIEF DESCRIPTION Early 20th century utilitarian commercial building with classical accents such as two pedimented entrances at ground level, cast stone cornices above the 2nd and 6th floors, and a pressed metal modillion cornice.

EXTERIOR ALTERATION minor moderate drastic _____CONDITION good fair poor _____ LOT AREA 4990 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Connected on interior to slightly later building at 14-20 Kilby.

SIGNIFICANCE (cont'd on reverse)

Largely intact but not distinctive example of its style.

Occupied in 1930 by the Massachusetts Bonding and Insurance Company printing and supply department.¹

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1930 Boston City Directory.
2. Undated set of blueprints, Bostonian Society (Rice-Mank Collection)



ADDRESS Dock Square COR. _____
 NAME Samuel Adams Monument
 present original
 MAP No. 25N/13E SUB AREA Custom House/
 Markets
 DATE 1879-1880 source Review
 ARCHITECT Anne Whitney " _____
 source
 BUILDER Ames Manufacturing Co (Chicopee) "
 source
 OWNER City of Boston
 original present
 PHOTOGRAPHS 27 1/2 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) statue

NO. OF STORIES (1st to cornice) _____ plus _____

ROOF _____ cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Bronze statue of Samuel Adams, full figure with arms folded, standing on polished granite base engraved "Samuel Adams, 1722-1803, a patriot/ He organized the Revolution/ And signed the Declaration of Independence"

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS Located on plaza in front of Faneuil Hall
on raised granite and cobblestone platform

SIGNIFICANCE (cont'd on reverse)

The following historical information is quoted from Whitehill's Boston Statues:¹

"When the Commonwealth of Massachusetts awarded the commission in 1833 for the statue of Samuel Adams that was destined for the Statuary Hall in the Capital in Washington, it was stipulated that the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	X	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

carving should be done in Italy. The artist chosen was Anne Whitney (1821-1915), a self-taught native of Watertown, Massachusetts who in the middle thirties of her long life had turned from poetry to modelling...A bronze replica of her Samuel Adams, purchased by the city from the fund bequeathed by Jonathan Phillips, was in 1880 place in Adams Square; in 1928 it was moved to its present location..."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Walter M. Whitehill, Boston Statues, p. 42-3. (text with illus)
2. Kings How to See Boston (1895) p. 19, photo p. 17.
3. American Art Review, vol. 1, 1879, p. 46.

ADDRESS Dock Square COR.

NAME	present	original

MAP No. 25N/13E SUB AREA Custom House/
Markets

DATE c. 1976

SOURCE

ARCHITECT _____
SOURCE _____

BUILDER _____
SOURCE _____

OWNER	original	present
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PHOTOGRAPHS 321*80

TYPE	(residential)	single	double	row.	2-fam	3-deck	tan	apt.
	(non-residential)				plant	store		

NO. OF STORIES (1st to cornice) 1 plus

ROOF gable across cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete (iron/steel/alum.)

BRIEF DESCRIPTION Three modern iron and glass greenhouse-like structures in shape echoing colonial "saltbox" house, arranged in staggered pattern and attached on interior to form single space used for a flower and plant shop.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA sq. feet

NOTEWORTHY SITE CHARACTERISTICS Across from side of Faneuil Hall. Part of
Faneuil Hall Marketplace redevelopment project.

SIGNIFICANCE (cont'd on reverse)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 25-35 Dorchester COR.NAME U.S.P.O. South Postal Annex & Addition
present originalMAP No. 24N/13E SUB AREA WholesaleDATE Addition: 1966 permit 9-29-66
sourceARCHITECT Addition: Pederson & Tilney permit.
sourceBUILDER Addition: McCloskey-Leasell "
sourceOWNER Post Office/U.S. Government
original presentPHOTOGRAPHS 34⁵/6, *34⁶/1-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential U.S. Post OfficeNO. OF STORIES (1st to cornice) 4 & 3 plus basementROOF flat cupola domersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 part structure. Original building rectangular, metal-clad box, grey in color, with horizontal white banding. Two, vertically parallel rows of aluminum ventilator ducts on facade. Yellow metal railing at roof. Addition is red brick & concrete box; concrete above-grade basement features entry bays recessed into facade. Horizontal concrete bands over 1st & 2nd levels.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA sq. feetNOTEWORTHY SITE CHARACTERISTICS extends along Fort Point Channel

SIGNIFICANCE (cont'd on reverse)

Structures do not contribute architecturally to surrounding area.

There is no permit available for the original structure. It was probably constructed in the 1950s.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.

ADDRESS 20-24 East St. COR. _____

NAME _____

present originalMAP No. 24N/13E SUB AREA WholesaleDATE 1919 permit 9-6-1919
source _____ARCHITECT F.A. Norcross permit _____
source _____BUILDER Snider & Druker " _____
source _____OWNER Snider & Druker
original presentPHOTOGRAPHS * 35 4/5, 4 1/4 - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) stores, offices and storageNO. OF STORIES (1st to cornice) seven plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION 5 bay Classical Revival structure with 1st level classically capped cast stone piers supporting entablature. At upper levels, end bays of cast stone blocks with rectangular fenestration, keystone lintels, & topped by segmental arched bracketed cornice. Brick piers, with brick & cast stone spandrels, organize 3 central bays, & terminate in segmental arches at 7th level. Classically decorated cornice with console brackets. Entry in first bay featuring bracketed, flat, projecting lintel.

EXTERIOR ALTERATION minor moderate drastic Left bracket over entry missing.CONDITION good fair poor badly deteriorated LOT AREA 4300 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Although not a distinctive structure of its type, contributes to rhythm of street scape via its scale, massing, and materials. Its association with the leather industry, centered in this area, lends it significance.

Upon the building's completion, the Boston Hide & Leather Co. was its major occupant. By 1930, several companies were located here, all relating to the leather industry.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	<u> x </u>	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Little is known of F.A. Norcross, other than his appearance in the Boston Directory c.1895-1935. Among his other works located in the OBD are the Canal St. Building, and buildings at 64-74 Kneeland St. and 165 Friend St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Directories.
2. Building Dept. Records.
3. Architects Vertical File, Boston Public Library, Fine Arts Section.



ADDRESS 7 East St. COR. East St. Place
NAME present Engine No. 7
original
MAP No. 24N/13E SUB AREA Wholesale
DATE 1923 Building plaque
source (no permit)
ARCHITECT James T. Ball " " source
BUILDER unknown source
1928 Atlas
OWNER City of Boston present
original
PHOTOGRAPHS 34 1/2 * 4 1/3 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) fire house

NO. OF STORIES (1st to cornice) three plus
ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.
common w Flemish variation

BRIEF DESCRIPTION 3 bay Commercial Style structure. Central bay features stone
enframement incorporating 2 levels, with large segmental arched opening at 1st level
and 3 linking windows above, containing 12/1 sash. At 3rd level, band of 5 linking
windows with 9/1 sash & 3 light transoms, set in stone enframement; flanked by
rectangular panels with inset diamond shapes. Stone denticular cornice with stepped
brick and copper parapet.

EXTERIOR ALTERATION minor moderate drastic entry infill & later entry in 3rd bay

CONDITION good (fair) poor LOT AREA 1806 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Located at alley corner on minor street in Leather
District.

SIGNIFICANCE (cont'd on reverse)

Structure historically significant as housing
Engine No. 7 from 1923-1953, as well as being
located on site of fire house since at least
1874 (at that time being Union Hose #2). In 1956,
the South Leather Co. was located in the building.
Although not architecturally distinctive, the
building does contribute to the scale of the street
scape wall.

Little information is available concerning the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

architect, James T. Ball. He was apparently city architect in 1923, although no other buildings by him appear to have survived within the CBD.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architects Vertical File, Boston Public Library, Fine Arts Section.
2. Boston Directories.
3. Atlases of Boston Proper.



ADDRESS 11-17 East St. 705-713 Atlantic Ave.
COR. East Street Place

NAME present original

MAP No. 24N/13E SUB AREA Wholesale

DATE 1892 permit 4-14-1892
source

ARCHITECT George W. Pope permit
source

BUILDER George W. Pope " source

OWNER George G. Haynes
original present

PHOTOGRAPHS *17 4/3, 17 5/6 - 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) six plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION 14x11 bay Victorian Commercial Style structure with Romanesque Revival decorative motifs. Intact brick pier & cast iron pier & lintel storefront, containing 2 entries symmetrically located, and entry in 1 bay beveled corner at East St. Pl. Brick piers divide upper levels into four triple & one paired window bays. Rectangular fenestration with brownstone sill & lintels, except round arched at 5th level with molded archivolt. Decorative brickwork in sill area, levels 4-6. Projecting parapet with corbelled cornice caps East St. facade.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 14,430 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding; corner site; Atlantic Ave facade

simplified version of East St. facade, & lintels replaced by brick.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as type of building characterizing area, now the Leather District, during the 1880s and 1890s, largely Romanesque in its stylistic derivations, and still very much intact. Also significant as work of little known late 19th c. architect, whose work was undoubtedly once prolific in Boston area. Historically significant through its association with textile and leather industries, both major contributors to Boston's economic base throughout 19th c.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Upon the building's completion, the principle occupant was Bradford, Thomas & Co., drygoods jobbers. In 1920, the American Hide & Leather Co. took over the building, by that time the leather industry being largely confined to the present Leather District. Remaining there through at least 1956, the building has been subsequently occupied by a number of leather related firms.

Little information is available concerning the architect, George W. Pope. He designed a number of commercial structures during the late 19th c. in addition to houses at 144-8 Commonwealth Ave., and the Union Congregational Church in W. Newton (1869). His other designs remaining within the CBD are at 115-117 Pearl St., part of the earlier Richardson Block, and the Edinboro Building at 85-9 Essex St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Directories.
2. Building Dept. Records.
3. Boston Picture File, Boston Public Library, Fine Arts Section, 11 & 17 East St., color photo c.1973.
4. Architects Vertical File, BPL, Fine Arts Section.

ADDRESS 11-13 Edinboro St. COR.NAME present originalMAP No. 24N/12E SUB AREA WholesaleDATE 1900 Bldg. permit 12-12-1900
sourceARCHITECT Charles C. Park sourceBUILDER Morris Gudon sourceOWNER G. C. Conant original presentPHOTOGRAPHS *15 4/4-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) light storageNO. OF STORIES (1st to cornice) 5 plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressstone concrete iron/steel/alum.BRIEF DESCRIPTION 4 bay mercantile building with service entry in first bay and main entry in fourth bay. Rectangular fenestration with stone sill and lintel courses, molded at second level. Galvanized iron modillioned cornice.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 1373 sq. feetNOTEWORTHY SITE CHARACTERISTICS Located on narrow, ally-like street.

SIGNIFICANCE (cont'd on reverse)

Non-contributory. 1915 building department records indicate ^{the structure's} early use as the "business of working upon cotton goods." This relation to the Boston textile industry is continued today in the building's current use for textile storage.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. records

ADDRESS 15 Edinboro St. COR. NAME present original MAP No. 12N/13E SUB AREA WholesaleDATE Ca. 1912 no permit
source ARCHITECT possibly W. E. Clarke
source BUILDER unknown
source OWNER Anna E. Cunningham
original present PHOTOGRAPHS *34⁶/₅-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) light manufacturing (per abandoned permit)NO. OF STORIES (1st to cornice) five plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone concrete iron/steel/alum.

Common w. Flemish variation

BRIEF DESCRIPTION 3 bay manufacturing building with vaguely neo-classical revival features. Central double window bay is flanked on either side by single window bay. At levels 2 - 4, windows feature splayed keystone lintels. A red brick parapet is undoubtedly a later modification.

EXTERIOR ALTERATION minor moderate drastic CONDITION good fair poor LOT AREA 1370 sq. feetNOTEWORTHY SITE CHARACTERISTICS Located on narrow, ally-like street. Appearsto be design unit with adjacent building at 17-19 Edinboro St.

SIGNIFICANCE (cont'd on reverse)

Building Dept. records contain an abandoned permit for a 5 story building at this address. A new permit was apparently filed which, however, cannot be located. Both the abandoned permit and that for 17-19 Edinboro are dated 1912, making this date a probable one for the current building. Because of the continuity of design, it is also probable that the architect is that of 17-19 Edinboro St., W. E. Clarke.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. records

ADDRESS R7-19 Edinboro St. COR.

NAME _____

present

original

MAP No. 24N/12ESUB AREA WholesaleDATE 1912Bldg. permit 1-20-1912

source

ARCHITECT W. E. Clarke

source

BUILDER not cited

source

OWNER Morris Gutlon

original

present

PHOTOGRAPHS * 15 4/3 - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.(non-residential) Light manufacturing and one storeNO. OF STORIES (1st to cornice) five plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl(Other) brick yellow stone concrete iron/steel/alum.

common with Flemish variation

BRIEF DESCRIPTION 6 bay manufacturing structure with vaguely neo-classical revival features. Storefront features brick piers and iron columns flanking central entry. Rectangular fenestration organized via single window bays flanking double windows at bays 3 and 4. Splayed keystone lintels are featured at levels 2 and 4, and a lintel course at level 3. Red brick parapet is undoubtedly later modification.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor partially LOT AREA 2728 sq. feetNOTEWORTHY SITE CHARACTERISTICS Located on narrow, ally-like street. Appearsto be design unit with adjacent building at 15 Edinboro Street.

SIGNIFICANCE (cont'd on reverse)

Non-contributory.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. records

ADDRESS 21-3 Edinboro St. COR.

NAME

presentoriginalMAP No. 24N/12ESUB AREA WholesaleDATE 1901Bldg. permit 7-10-1901sourceARCHITECT Benjamin FoxsourceBUILDER Bevlin Construction Co.sourceOWNER George C. ConantoriginalpresentPHOTOGRAPHS 15 4/1, *15 4/2-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.

God-residential Light manufacturing and one storeNO. OF STORIES (1st to cornice) five plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone concrete iron/steel/alum.

} common, w. courses of headers and Flemish variation

BRIEF DESCRIPTION Early 20th c. mercantile structure of 8 bays, and entrances symmetrically located in first and last bays. Rectangular fenestration with stone sills and lintels, organized into a single window bay at either end and two groups of three windows bays with continuous sills and lintels in center. These sills at the second level are molded, as is the projecting sill course at level 5. Lintels at 2nd level are cast stone, probably a repair. Metal modillion block cornice.

EXTERIOR ALTERATION minor moderate drastic storefront & possibly 2nd levelCONDITION good fair poor LOT AREA 2728 sq. feetNOTEWORTHY SITE CHARACTERISTICS Located on narrow, ally-like street.

SIGNIFICANCE (cont'd on reverse)

Non-contributory.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. records
2. Rice-Mank Collection, Bostonian Society, Light Manufacturing Building , 21-3 Edinboro St., Benjamin Fox, Arch., front elevation & floor plan.

ADDRESS 25-27 Edinboro St. COR. NAME presentoriginalMAP No. 24N/12ESUB AREA WholesaleDATE c. 1914no permitsourceARCHITECT unknownsourceBUILDER unknownsource

1917 Atlas

OWNER Ella H. StoddardoriginalpresentPHOTOGRAPHS *15 3/6 - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) stores & light manufacturingNO. OF STORIES (1st to cornice) five plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick commonstone concrete iron/steel/alum.
with Flemish variationBRIEF DESCRIPTION 3 bay loft structure, constructed with bearing walls closed at front and rear by glass held in light steel framework. Exterior evidences building's function, featuring specialized ground floor with its show windows & entry in 3rd bay, five floors of 2-bay vertical loft space organized via identical modules of window space, and vertical elevator shaft in 1st bay clad in brick. Intermediate system of interior columns expressed on exterior by one brick pier. Galvanized iron modillioned cornice.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 2709 sq. feetNOTEWORTHY SITE CHARACTERISTICS Forms unit with almost identical adjacent structure; faces expressway ramp; rear facade treated similarly to that of front.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as example of utilitarian, commercial/industrial loft building, clearly evidencing interior structure and function via its exterior design.

Related to its neighbor, 29-33 Edinboro St., it may have been designed by the same architect, George F. Newton. This building is first recorded in the 1917 Atlas, and it was undoubtedly constructed at about the same time as the building adjacent.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Associated with the textile industry, this building was occupied during its early years by the Kingston Bag Co., and Young and Ellis, hat manufacturers.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Paper for Prof. Sekler, on file at Carpenter Center, Harvard; 1966.
2. 1917 Atlas of Boston Proper.
3. Boston Directories.

ADDRESS 29-33 Edinboro St. COR.NAME _____
present originalMAP No. 24N/12E SUB AREA WholesaleDATE 1914 permit 5-7-1914
sourceARCHITECT George F. Newton permit
sourceBUILDER E. Stoddard & Sons Co. permit
sourceOWNER Daniel P. Collins
original presentPHOTOGRAPHS * 15³/₅-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Light manufacturing, 6 storesNO. OF STORIES (1st to cornice) six plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone concrete iron/steel/alum.

BRIEF DESCRIPTION 4 bay loft structure, constructed with bearing walls closed at front and rear by glass held in light steel framework. Exterior evidences building's function, featuring specialized ground floor with its show windows & entry in 1st bay, five floors of 3-bay vertical loft space organized via identical modules of window space, and vertical elevator shaft in 4th bay clad in brick. Intermediate system of interior columns expressed on exterior by 2 brick piers. Galvanized iron modillioned cornice.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 4041 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Faces expressway ramp; forms unit with almost identical adjacent structure; rear facade treated similarly to that of front.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as work by prominent Boston architect, as well as example of utilitarian, commercial/industrial loft building, clearly evidencing interior structure and function via its exterior design.

Related to the textile industry from its inception, it was occupied by Sparrow-Chisholm Co., wholesale dry goods, through at least 1930, along with several clothing manufacturers.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

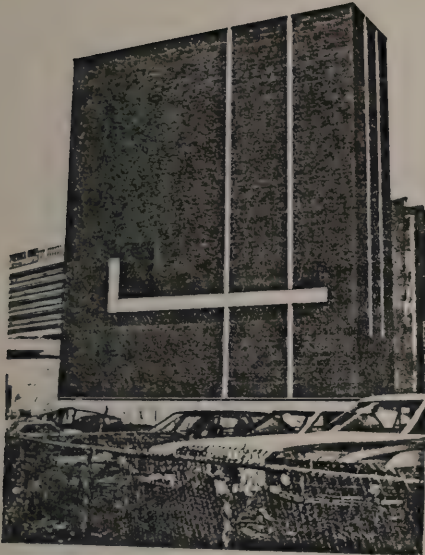
Significance (include explanation of themes checked above)

George F. Newton (1857-1947) was born and educated in Boston, and was 3rd student to win Rotch Traveling Scholarship. After traveling on continent and studying at Ecole des Beaux Arts, he returned to Boston and entered office of Peabody & Stearns first as draughtsman, and later as head designer. Subsequently he opened his own practice, designing churches and other public buildings, along with numerous residences, throughout N.E. and N.Y. state. Some notable examples of his work are the First Congregational Church in Wellesley, Mass., the North Presbyterian Church in Buffalo, N.Y., and the Music Building at Middlebury College, Vt. There are no other known designs by Newton within the CBD, although he may have designed the similar loft structure at 25-7 Edinboro St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Artists (Deceased), 1956.
2. Boston Directories.
3. Building Dept. Records.

ADDRESS Essex Street COR. Expressway entrance
South StreetNAME tunnel vent
present originalMAP No. 24N/13E SUB AREA W wholesaleDATE
sourceARCHITECT
sourceBUILDER
sourceOWNER
original presentPHOTOGRAPHS *184/3-80TYPE (residential) single double row 2-fam. 3-deck tan apt.
non-residential Highway facilityNO. OF STORIES (1st to cornice) unknown plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite concrete iron/steel/alum.
 common bond slate

BRIEF DESCRIPTION

Tall, narrow, rectangular, brick structure on high granite ashlar base.
Rectangular slate panels inset on expressway side.EXTERIOR ALTERATION minor moderate drastic CONDITION good fair poor LOT AREA 3600 sq. feetNOTEWORTHY SITE CHARACTERISTICS Located on triangular island.

SIGNIFICANCE (cont'd on reverse)

Non-contributory.

Structure is a tunnel vent for the Fitzgerald Expressway.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 62-72 Essex St. COR. 102-116 Chauncy St.

[illegible]

MAP No. 24N/12E SUB AREA Wholesale

DATE 1899 permit 4-20-1899
source

ARCHITECT Winslow, Wetherell & Bigelow permit
source

BUILDER Webb Granite & Construction Co. W.
SOURCE

OWNER C.E. Cotting & F.C. Welch, Trs.
original present

PHOTOGRAPHS * 24⁴/₅ 29⁴/₁-80 .

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantile, stores

NO. OF STORIES (1st to cornice) eight plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone concrete iron/steel/alum.

BRIEF DESCRIPTION 14x14 bay mercantile structure with some classically derived detail. 2 story base features brick piers & shield ornamented stone caps, along with metal lintel & stone cornice. Major entry, centrally located in bays 7 & 8, has molded architrave & cartouche in frieze. Upper levels divided by piers into paired window bays, rising to segmental arches in bays 3-12 at level 7. Piers of outermost bays rusticated. Stone cornice over 7th level. Bldg. capped by stone cornice punctuated by lions' heads & **EXTERIOR ALTERATION** minor moderate ~~drastic~~ entries modernized ~~parapet of low, sloping, triangular~~

EXTERIOR ALTERATION minor moderate drastic ~~parapet of low, sloping, triangular~~
entries modernized

CONDITION good fair poor LOT AREA 9796 sq. feet configuration.

NOTEWORTHY SITE CHARACTERISTICS Prominent corner site; Chauncy St. facade similar to Essex St. Polygonal in plan, & curve of Chauncy St. facade responds to street pattern.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as restrained mercantile design by popular Boston architectural firm; its association with the textile industry, vital to the economy of Boston & New England during the 19th c., lends historical importance to the building.

Henry Forbes Bigelow (1867-1929) joined the firm of Winslow & Wetherell in 1898, practicing through 1901 as Winslow, Wetherell, & Bigelow when Wetherell retired. Walter T. Winslow (1843-1909) had entered

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	x	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

the office of Nathaniel Bradlee as a student, completing his studies in Paris after the Civil War, & subsequently becoming a junior partner in Bradlee's office. George H. Wetherell (1854-1930) studied at MIT & the Ecole des Beaux Arts. Ca. 1883, he became principle in the firm of Bradlee & Winslow. In 1889, upon Bradlee's death, Winslow & Wetherell became successors to his practice. Bigelow was a native of Clinton, Mass., studied at MIT, and continued his training for a year in Europe. The South St. Bldg. , 79-99 South St., only other known design by Winslow, Wetherell Bigelow within survey area. However, permutations of this firm were responsible for innumerable designs running the gamut from the Richardsonian Auchmuty Building to the Beaux Arts Board of Trade Building, & including that unique confection known as the Proctor Building.

Even though the original occupants of the building are unknown, by 1930 there were a variety of textile related firms located here, including pajama, shirt, knit goods, and ribbon manufacturers. Because the Chauncy Street area was the center of the wool jobbing trade at the time of the building's construction, and because the surrounding structures contained textile related firms, it is relatively certain that 62-72 Essex Street was so occupied.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. BLC Architectural File.
2. Boston Directories.
3. Building Dept. Records.

ADDRESS 76-8 Essex Street COR.

NAME _____

presentoriginalMAP No. 24N/12E SUB AREA WholesaleDATE 1922 Bldg. permit 2-6-1922
sourceARCHITECT Blackall, Clapp, & Whittimore
sourceBUILDER Not cited
sourceOWNER A. W. Perry, lessee
original presentPHOTOGRAPHS *24 2/2 -80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential stores and officesNO. OF STORIES (1st to cornice) six plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.
} side wall

BRIEF DESCRIPTION

Early 20th c. mercantile structure of 2 bays, having 2 large picture windows at levels 2 and 3, with cast stone central pier and spandrel, and cast stone enframement.

The two triple-window bays of the upper 3 levels articulated by cast stone pier and spandrel construction. Original stone cornice missing and replaced by copper flashing.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 1669 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Detracts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records

ADDRESS 80-2 Essex St. COR. NAME presentoriginalMAP No. 24N/12ESUB AREA Wholesale(facade) #80 - ca. 1920-25no permitDATE #82 - 1925Bldg. permit 9-30-1925sourceARCHITECT #80 - unknown#82 - Shephard & StearnssourceBUILDER not cited# 82 - Ames Real Estate TrustOWNER C. W. Whittier & Bro.originalpresentPHOTOGRAPHS * 24 2/2 - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) #80 - five#82 - twoplusROOF flat & pitchedcupoladormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick-yellow (stone) cast trim (concrete) iron/steel/alum.BRIEF DESCRIPTION # 80 is early 20th c. facade of 3 bays on
earlier 19th c. pitched-roof structure; first 2
levels are entirely concreted over. Upper three levels have rectangular fenestration
separated by projecting brick piers. Cartouch with "E" (?) located over 4th level
fenestration. Metal cornice. #82 is a two story remnant of original building,
its facade entirely concreted over.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor delapidated LOT AREA 1534 sq. feetNOTEWORTHY SITE CHARACTERISTICS Since 1976, the two buildings have been
interconnected as a restaurant.

SIGNIFICANCE (cont'd on reverse)

detracts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

[. Building Dept. records

ADDRESS 150 Essex St. 12 Columbia
COR. 47 Lincoln St.

NAME Essex-Lincoln Parking Garage
present original

MAP No. 24N/13E SUB AREA Retail

DATE 1948 Building Permit 10/27/1948
source

ARCHITECT Thomas Worcester Inc. (permit)
source

BUILDER C.J. Maney Co, Inc. (permit)
source

OWNER Board of Real Estate Comm/
City of Boston
original present

PHOTOGRAPHS 37 ³/₁, ³/₂ * 80



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) parking garage

NO. OF STORIES (1st to cornice) 4 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION "International Style" reinforced concrete parking garage

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 20,757 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to the Bedford Building

SIGNIFICANCE. (cont'd on reverse)

Mid-20th century parking garage of

(Map) minor visual interest

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Name

Historic: Essex-Lincoln Parking Garage

Common: " "

2. Location

15 Columbia Street
Boston, Massachusetts (Suffolk County)

3. Classification

Category: Building
Ownership: Private
Status: Occupied
Accessible: Yes
Present Use: Commercial

4. Owner of Property

Bradford Auto Park #3 (Mass. Corp.)

5. Location of Legal Description

Registry of Deeds
Suffolk County Courthouse
Pemberton Square
Boston, Massachusetts

6. Representation in Existing Surveys

None

7. Description

The Lincoln-Essex Parking Facility is a quadrangular-plan, reinforced concrete and steel frame structure designed by S. S. Eisenberg and was erected in 1956.^{1/} It stands 4 stories high on a block bounded by Bedford, Lincoln, Essex, and Columbia Streets and has a flat concrete roof which is used as a level for parking cars. The 20,757 square foot facility occupies half of the block and adjoins the rear of the Bedford Building at 99 Bedford Street.

At the corner of Essex and Lincoln Streets, the garage had been altered during construction by truncating that corner of the building and making it 2 stories high. This was due to street widening and construction of a tunnel on and under Lincoln Street. A new front wall was constructed with a similar appearance to the original design of the side walls. It consisted of smooth finished concrete with horizontal expansion joints. At the center of this elevation, a waffle-patterned panel connects through from the interior to the exterior. The pattern which indicates floor levels and bays is laid out in

2 horizontal rows by 4 vertical columns. To the west of the 2-story section, a four story blank wall links the Lincoln and Essex street facades. It is striated horizontally by the expansion joints and on each floor level near the center of the facade, it has a single metal 1-over-1 double hung window sash. The side walls also are articulated by this motif. On the first floor of the Lincoln Street facade, which stands 3 stories high, there is a double entrance with a thin overhanging canopy at the center of the building. At the third floor level, in lieu of the waffle-patterned openings, a band of large square voids aligns vertically with the double entrance and extends almost to the north wall where the building intersects the Bedford Building. Terminating this facade, a striated concrete parapet stands above the openings. The Columbia Street elevation is 14 bays across and also is perforated by the waffle-patterned openings.

The original design was altered in December 1956, adding 113,318 square feet to the garage, and provisions were made for the addition of another parking level in order to compensate for the reduced floor area and parking space resulting from the alteration of the corner at Lincoln and Essex Streets.

8. Significance

The Lincoln-Essex Parking Facility is not significant either in terms of architectural or historic associations and thus does not merit inclusion on the National Register of Historic Places on an individual basis.

9. Notes

1/ Boston Building Department.



ADDRESS 73-79 Essex St. COR. 2-8 Oxford St.

NAME present original

MAP No. 24N/12E SUB AREA Wholesale

DATE 1907 permit 3-4-1907
source

ARCHITECT Allen & Collens permit
source

BUILDER not cited
source

OWNER A.T. Brown Estate
original present

PHOTOGRAPHS 37 2/4 * 2/5, 7/6 '80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) eight plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION 4x8 bay Classical Revival structure with 2 story granite & cast iron base containing entries in end bays (recessed at corner), featuring eared architraves with classical cornice, and surmounted by keystoned rectangular window at 2nd level. Brick piers organize levels 3-7 into single window end bays, & triple windows separated by cast iron pilasters in bays 2 & 3, topped by segmental arches at level 7. At level 8, piers decorated with pilaster motif. Classically ornamented spandrels. Corbelled

EXTERIOR ALTERATION minor moderate drastic cornice with low brick parapet. & storefront infill

CONDITION good fair poor LOT AREA 8054 sq. feet pointed stone caps over each pier.
Brass handrail at st. level.

NOTEWORTHY SITE CHARACTERISTICS Corner site; its polygonal plan is vaguely

L-shaped. 4th bay slightly angled inward, conforming to street pattern.

SIGNIFICANCE (cont'd on reverse)

Designed by a lesser known architectural firm, this relatively intact structure contributes to the surrounding streetscape in its scale and massing. Its association with the textile industry, so important to the economy of Boston & New England in the 19th c., lends it historical significance.

Little is known concerning the background of Francis R. Allen & Charles W. Collens (1873?-1956). Specialists in church & educational structures,

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal - _____	Conservation _____	Recreation _____
Agricultural _____	Education _____	Religion _____
Architectural <u>x</u> _____	Exploration/ _____	Science/ _____
The Arts _____	settlement _____	invention _____
Commerce _____	Industry _____	Social/ _____
Communication _____	Military _____	humanitarian _____
Community/ _____	Political _____	Transportation _____
development _____		

Significance (include explanation of themes checked above)

their work is located in Boston and the suburbs, as well as in Connecticut and New York. Among their designs are the Thompson Library at Vassar College, the Andover Theological Seminary at Cambridge, and the Union Theological Seminary in New York for which they won 1st prize in competition. They also designed St. Clements Church, as well as the Lindsay Chapel for the Emmanuel Church, both in the Back Bay. 73-9 Essex St. is their only known work within the CBD survey area.

Located in the Chauncy St. area, center of the wool jobbing trade at the time of its construction, this building was the location of Joy, Langdon & Co., agents for the Hamilton Manufacturing Co. & Hamilton Woolen Co., of Lowell. Also located here, at least through 1930, was Simons, Hatch, & Whitten Co., importers & manufacturers of men's furnishings.

Preservation Consideration (accessibility for public use and enjoyment, protection)



Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architects Vertical File, Boston Public Library, Art Reference.
2. Boston Directories.
3. Building Dept. Records.

ADDRESS 81-83 Essex St. COR. Ping On St.NAME Pelham Building / present same / originalMAP No. 24N/12E SUB AREA WholesaleDATE 1900 (on building) permit 7-20-1899
sourceARCHITECT Stephen Codman. permit
sourceBUILDER not cited
sourceOWNER C.P. Curtis
original presentPHOTOGRAPHS *34²/₄-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) eight plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone granite concrete iron/steel/alum.BRIEF DESCRIPTION 5x7 bay steel frame structure featuring Classical & Gothic Revival motifs. Bronze storefront with major entry located in 5th bay, capped by projecting triangular pediment. Granite lintel with leaf & dart molded cornice. 2nd level features central picture window with scrolled leaf side enframements & leaf & dart coved cornice incorporating name & date of building, flanked by windows with pointed arch lintels. Gothicized granite clad molded piers, with palmette decorated metal spandrels, rise to 7th level, topped by leaf & dart coved cornice. Yellow brick top story.EXTERIOR ALTERATION minor (moderate) drastic storefront & top storyCONDITION good (fair) poor LOT AREA 5395 sq. feetNOTEWORTHY SITE CHARACTERISTICS Corner site; first 2 bays of Ping On St. facade of yellow brick; remainder is red.

SIGNIFICANCE (cont'd on reverse)

Although much modified, structure architecturally significant as turn of the century example of Classical/Neo-Gothic Revival styling, unique within the Wholesale District. Sited in a relatively intact area of period structures, it contributes to the streetscape in scale and massing. In addition, its association with the textile industry, so crucial to Boston's and New England's economy in the 19th century, marks the Pelham Building as historically significant. Moreover,

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

it originally housed the oldest wholesale dealer in men's furnishings in the United States.

Early drawings picture the original storefront, which featured two monumental, tapered columns with stop-fluting and flat-leaved capitals.⁷ In addition, the elaborate 8th story is now gone, replaced by a utilitarian yellow brick facade. This top story, the cornice for the building, had incorporated pointed arched windows, with sculptured heads of winged female figures in the spandrels, and sculptured eagles at the corners.⁶

Originally located in the Pelham Building was Hawley, Folsom Co., est. 1835, wholesale dealers in men's furnishings. In 1930, the building was occupied by a variety of clothing and wholesale drygoods companies.

Stephen R.H. Codman was a Harvard graduate and from a prominent Boston family, who "despite his great wealth has devoted his time and talent to architecture and studied at home and abroad."² Located in the directories from 1895-1935, his office was in the Studio Building. Other designs by Codman in the CBD are those at 105-119 Merrimac St., 136-142 and 166-174 Portland St., and 7-11 Merchants Row. Along with Constant Desire Despradelle, he designed Peter Bent Brigham Hospital.

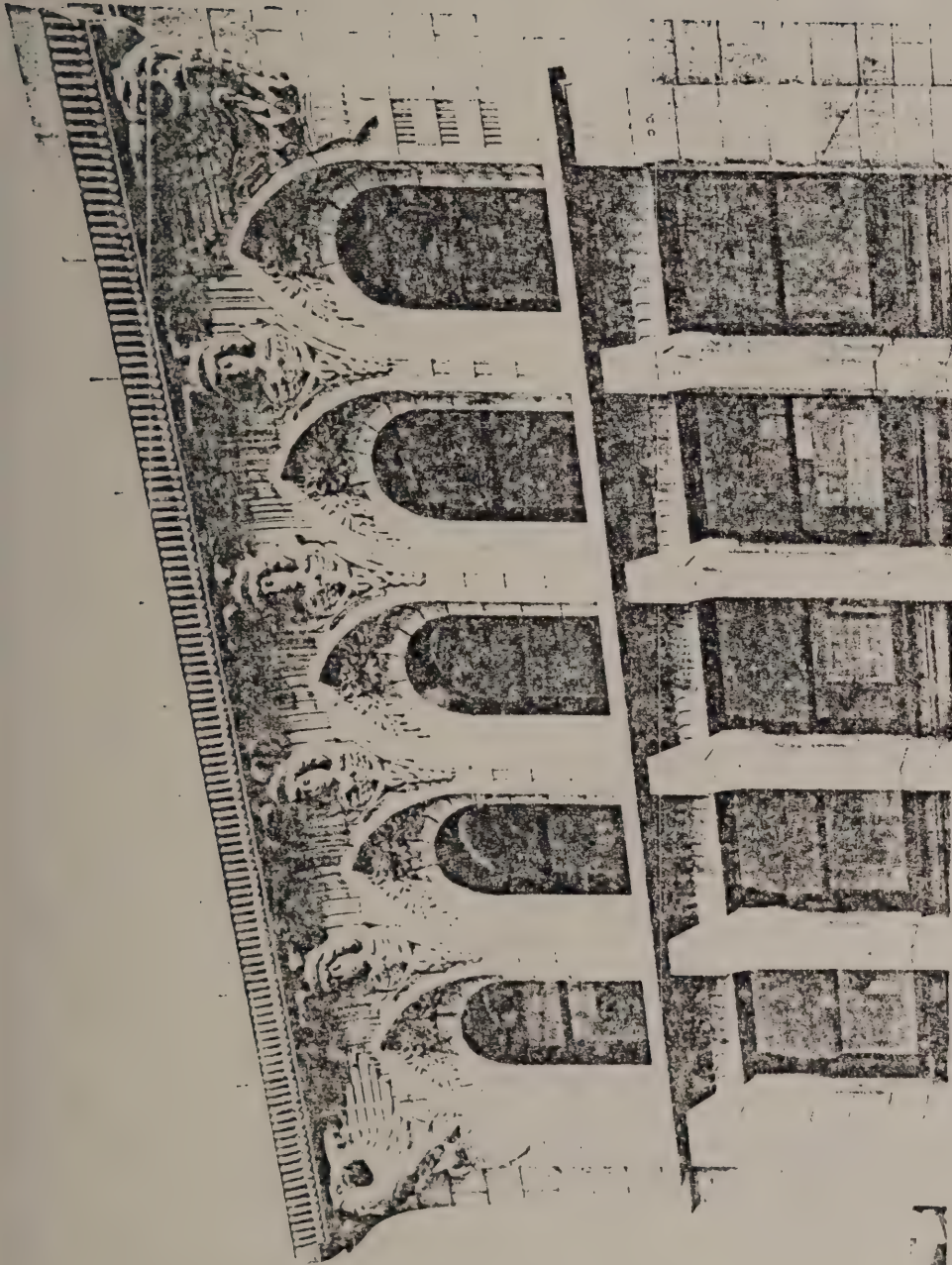
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. The Apparel Retailer, August 1907, v. vii, no. 6, p. 16, illus.; Boston Athenaeum.
2. Commercial and Financial New England, 1896, p. 253; Bostonian Society.
3. Boston Directories.
4. Building Dept. Records.
5. 1930 Boston Directory, "Businesses 50 Years Old or Over," p. 95.
6. American Architect, v. 69, Sept. 1, 1900, p. 71, pl. 1288.
7. American Architect, v. 73, Sept. 7, 1901, pl. 1341.

The American Architect
Sept. 7, 1901.
No. 1341.

THE HELIOTYPE PRINTING CO., BOSTON.



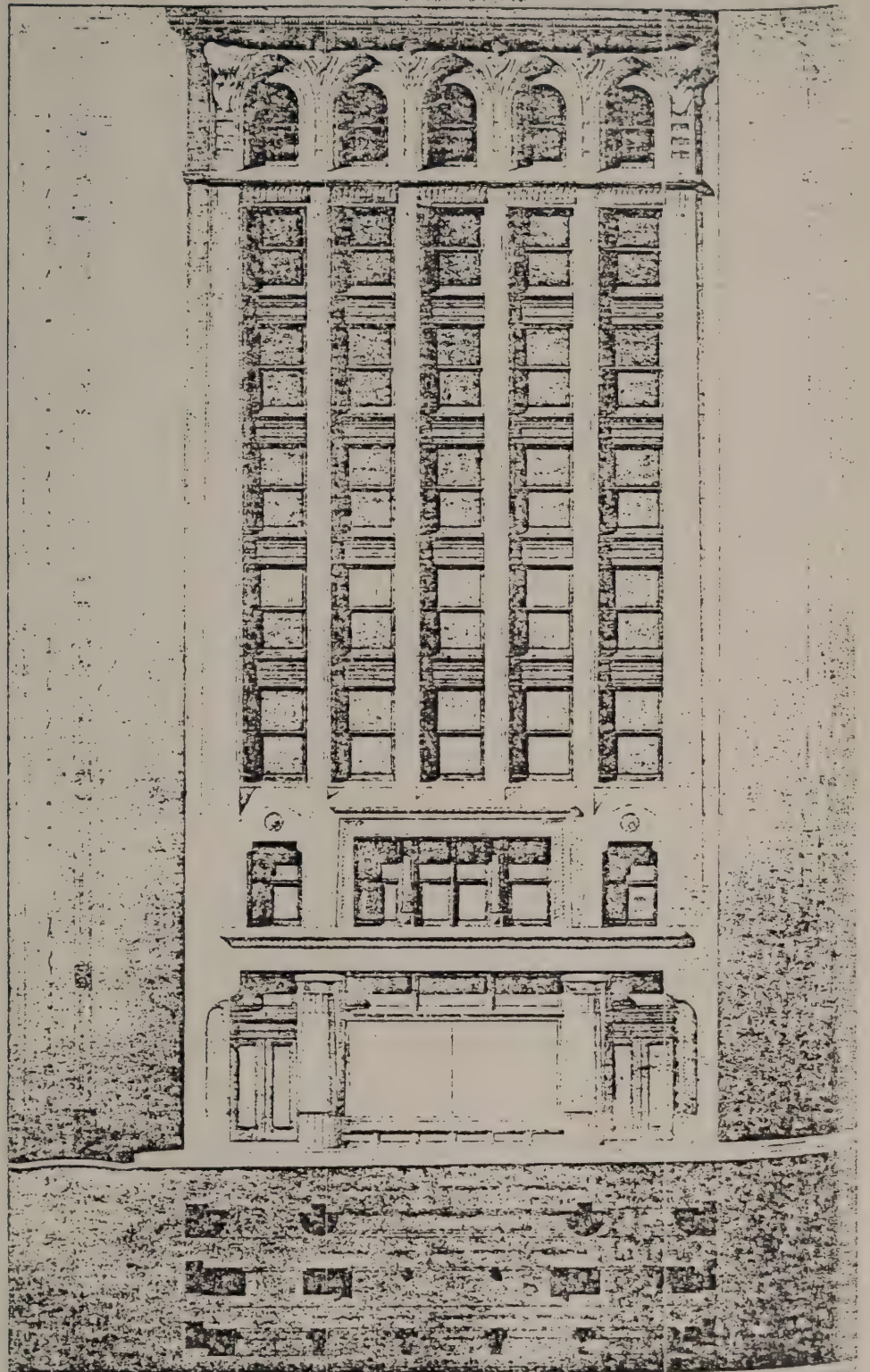
CORNICE OF "THE PELHAM," ESSEX ST., BOSTON, MASS.

STEPHEN CODMAN, ARCHITECT.

DESIGNED BY THE AMERICAN ARCHITECT AND BUILDING NEWS CO.

81-83 Essex St.

No. 1255. AMERICAN ARCHITECT AND BUILDING NEWS. SEPT. 1, 1900.



THE PELHAM, ESSEX ST., BOSTON, MASS.
STEPHEN CODMAN, ARCHITECT.



ADDRESS 105-107 Essex St. COR. 107-117 Kingston St.
2-12 Edinboro St.

NAME Kingston Building / same
present original

MAP No. 24N/12E SUB AREA Wholesale

DATE 1888 permit 7-19-1888
source

ARCHITECT Frederick Pope permit
source

BUILDER William H. Stewart "
source

OWNER William Minot
original present

PHOTOGRAPHS * 29³/₅, 29³/₆

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) 6: front
5: rear plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick pressed stone brownstone concrete iron/steel/alum.

Common w Flemish variation

BRIEF DESCRIPTION 6x10 bay Classical Revival structure. Cast iron storefronts with freestanding carved columns at corner entrances. At upper levels, recessed panelled brick piers with carved capitals at 5th level, organize bays into 2 single window bays flanked by 2 double window bays separated by cast iron pilasters, except at 2nd level which features 3-sided bay windows. Brownstone aprons below 3rd level windows, & brownstone sills & lintels. At 6th level, projecting brick sill course

EXTERIOR ALTERATION minor moderate drastic with modillions, & brownstone round
storefront: Kingston/Essex corner arches on face of piers. Corbelled

CONDITION good fair poor LOT AREA 19,265 sq. feet brick cornice.

NOTEWORTHY SITE CHARACTERISTICS Prominent site at end of

block; 2 side facades similar to major facade; 6 story block at corner site, and
4 stories at 4 rear bays. Massive structure occupies half of present block.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as representative of building type housing area mercantile firms during the late 19th c., as well as being the work of a prolific late 19th c. Boston architect. In addition, it contributes significantly to a small grouping of red brick & stone structures clustered around the crossing of Essex & Kingston Streets, a remnant of what was once a much larger area. Historically, it is significant via its association with the textile industry, so crucial

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

to the economy of Boston & New England during the 19th c., and its reflection of the area's evolution after the 1872 fire from a Greek Revival residential area to a major textiles wholesale district.

Little is known of Frederick Pope; he began his practice in 1869 & apparently designed buildings & houses prolifically throughout New England, including many houses in the Back Bay. There are no other known buildings by F. Pope extant within the CBD survey area.

The earliest known occupant of the Kingston Building was A.J. Pierce & Co., dry goods (linens & linings), first located there in 1896.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Essex/Kingston Textile District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Wank Collection, Bostonian Society, blueprint of first floor plan of 105-107 Essex & 101-137 Kingston; no date or architect.
2. The Apparel Retailer, August 1907, v. vii, p. 16, illus. of street; Boston Athenaeum.
3. Damrell, Charles S., A Half Century of Boston Building, 1895, p. 65.
4. Architects Vertical File, Boston Public Library, Fine Arts Section.
5. Boston Directories.
6. Building Dept. Records.

ADDRESS 85-91 Essex St. COR. 1-9 Edinboro St.NAME Edinboro Building / same
present originalMAP No. 24N/12E SUB AREA WholesaleDATE 1890 permit 4-18-1890
sourceARCHITECT George W. Pope. permit
sourceBUILDER same " sourceOWNER A.H. Rhodes & E.L. Ripley
original presentPHOTOGRAPHS 37 2/2, 2/3* 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile; one storeNO. OF STORIES (1st to cornice) six plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone sandstone concrete iron/steel/alum.BRIEF DESCRIPTION 6x10 bay mercantile structure with some classical detailing. Cast iron storefront with engaged columns, freestanding at corner entrance. Metal lintel & denticular cornice. At upper levels, fenestration organized into pairs of double window bays. Chamfered stone lintel course, sill course, and stone banded piers at 2nd level along with terra cotta tiles inset at corners. Rockfaced sills & lintels at 3rd level, & sill & lintel courses at remainder. Beneath sill of 5th level appears band of
EXTERIOR ALTERATION minor moderate drastic terra cotta tiles & brick dentils, and
CONDITION good fair poor broken brick dentil course below 6th level sill.
windows LOT AREA 8841 sq. feet Brick corbelledNOTEWORTHY SITE CHARACTERISTICS corner site. cornice with copper cap.

Edinboro St. facade similar to major facade.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as handsome and intact representative of type of building designed to house area mercantile firms during the late 19th c. In addition, it contributes significantly to a small group of similar red brick and stone structures clustered around the crossing of Essex & Kingston Streets, a remnant of what was once a much larger area. Historically, it is significant via its association with the textile industry, so crucial to the economy of Boston & New England during the 19th c., and its reflection

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

of the area's evolution after the 1872 fire from a Greek Revival residential area to a major textiles wholesale district.

Little information is available concerning the architect, George W. Pope. He designed a number of commercial structures during the late 19th c., in addition to 3 houses at 144-148 Commonwealth Ave., and the Union Congregational Church in W. Newton. Another of his designs remaining within the CBD survey area is that at 115-117 Pearl St., part of the earlier Richardson Block.

A 1907 photograph pictures a stone parapet which once crowned the Edinboro Building.

Although the original occupants of the building are unknown, from 1901-1910, it housed the Boston Dry Goods Co., "the leading dress and silk house of New England."¹ This company was the outgrowth of the old wholesale house of Jordan, Marsh & Co., and was established in 1894 when it bought out Jordan, Marsh & Co.'s wholesale establishment on Bedford St. The owners of this building were partners in the clothing concern of Rhodes, Ripley & Co., at 99 Summer St. Although the directories never list their occupancy at this address, a portion of the building may have been used by them as warehousing.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Essex/Kingston Textile District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. The Apparel Retailer, August 1907, v. vii, no. 6, p. 3 & 16, illus.; Boston Athenaeum.
2. Boston Directories.
3. Architects Vertical File, Boston Public Library, Fine Arts Section.
5. Building Dept. Records.

ADDRESS Zero Faneuil Hall Square COR. Congress St. Merchants Row

NAME Faneuil Hall (same)
present original

MAP No. 25N/13E SUB AREA Custom House/Markets
original: 1740-42 1,4
 DATE enlargement: 1805-6 Historical studies
source

ARCHITECT original: John Smibert "
enlargement: Chas. Bulfinch .

original: Samuel Ruggles, carpenter "
 BUILDER Joshua Blanchard, master mason
enlargements: J. Hunnewell, 3

OWNER City of Boston (same)
original present

PHOTOGRAPHS 3 1/6.80*



TYPE (residential) single double row 2-fam. 3-deck tan apt.
 (non-residential) public market & meeting hall

NO. OF STORIES (1st to cornice) 3 plus 1/2
octagonal w/gold 5 copper-sheathed
 ROOF gable front cupola roof & grass-corners barrel dormers/side
hopper weathervane

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone trim concrete iron/steel/alum.
red Flemish bond

BRIEF DESCRIPTION Early Georgian public market greatly enlarged during the Federal period to 7 X 9 bays and 3 1/2 stories. Brick Tuscan pilasters on 1st, Doric on 2nd and Ionic on 3rd. Stories separated by cornices ornamented with tryglyphs above 2 and dentils above 3. Semi-circular arched windows with stone keystones and 12/12 sash plus 8 panes in each tympanum. Lunette window and 2 oxeve windows in each gable pediment. Square wood tower & EXTERIOR ALTERATION minor moderate drastic (Minor changes since the /cupola.
 major enlargement of 1805-6)

CONDITION good fair poor restored LOT AREA 8460. sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding building on open plaza opposite Faneuil Hall Market (to the east) and City Hall (to the west). Monument to Samuel Adams in front on west side.

SIGNIFICANCE (cont'd on reverse) Faneuil Hall is nationally significant as a rare example of Early Georgian public architecture, sensitively enlarged by Charles Bulfinch during the Federal period, and as the "Cradle of Liberty," focal point in the organization of protest against British tyranny in the years prior to the Revolutionary War.

In 1740, leading Boston merchant Peter Faneuil offered to erect for the city a market at his own cost, and by 1742 the two-story, 40' X 100' structure was complete. The

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	X		
Community/ development	X				

Significance (include explanation of themes checked above)

designer, John Smibert, was a noted colonial painter turned architect for this project. The building had brick Tuscan pilasters at level 1, Doric at 2, a full Roman Doric stone entablature, and the famous grasshopper weathervane by Deacon Shem Downe of Boston, copied from one at the Royal Exchange in London. The 1st floor was used as a public market and 2nd for town offices and a 1000-seat hall. Part of the bldg. was destroyed by fire in Jan, 1761 & rebuilt, reopening in 1766.

In 1805-6, Charles Bulfinch remodelled the building, tripling its size by adding a 3rd story and increasing the number of end bays from 3 to 7, thus doubling the width to 80'. Bulfinch retained the original architectural scheme, used Ionic pilasters for the 3rd floor. He moved the cupola from the center to the east end, added dormers, and added galleries to the 2nd fl. hall. The brick work by Bulfinch is smoother and lighter in color, while the earlier brickwork features dark headers.

After Boston obtained a city charter in 1822, Faneuil Hall was no longer used for town meetings but it remained a popular gathering place. After construction of the new market complex in 1824-6, the building was painted a light Portland stone color to harmonize with the granite markets.² From 1827-1858, the lower floor was divided into shops for dry goods and hardware vendors, and from 1858 to 1900 years the 1st fl. was occupied by butchers, who were recently replaced by food shops. The 2nd floor hall is now a museum and 3rd floor houses an armory collection.

Preservation Consideration (accessibility, re-use possibilities, capacity (cont. be for public use and enjoyment, protection, utilities, context)

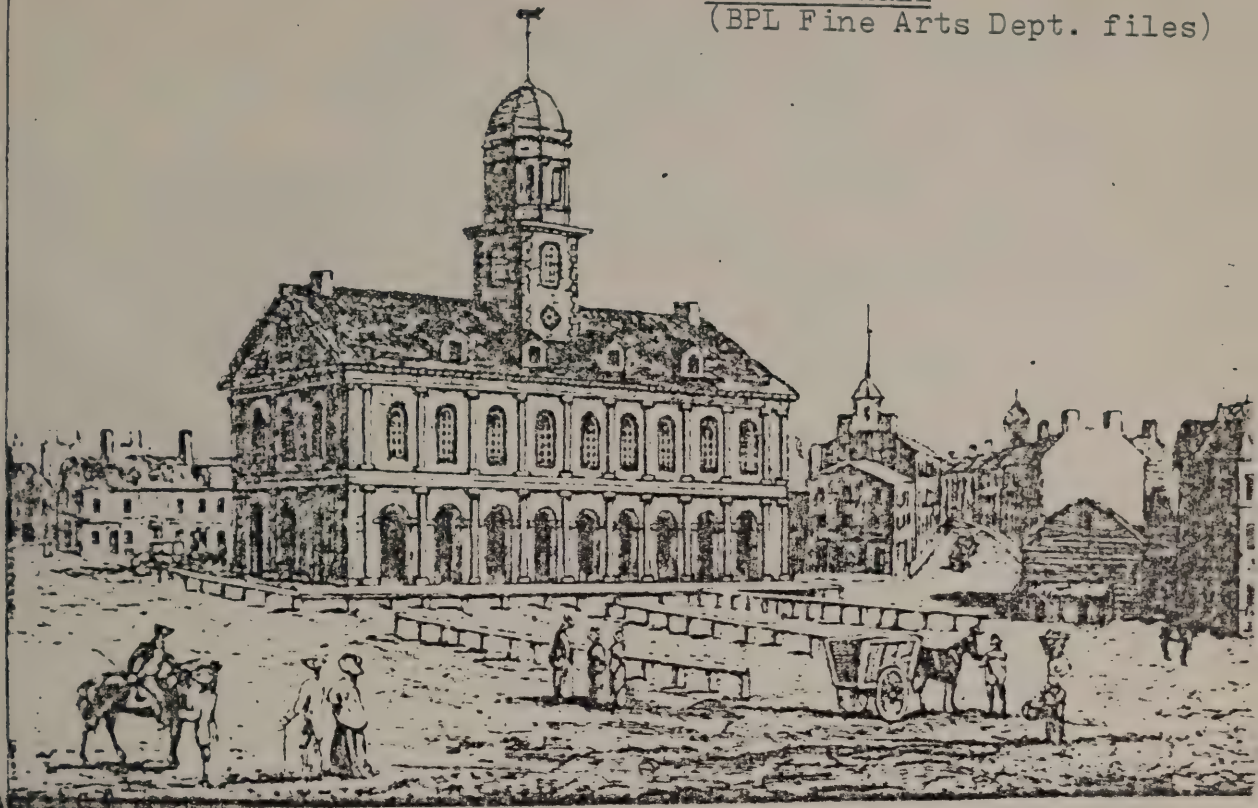
Presently listed individually on the National Register of Historic Places. Recommended for designation as a Boston City Landmark.

Interior renovation, 1970's.

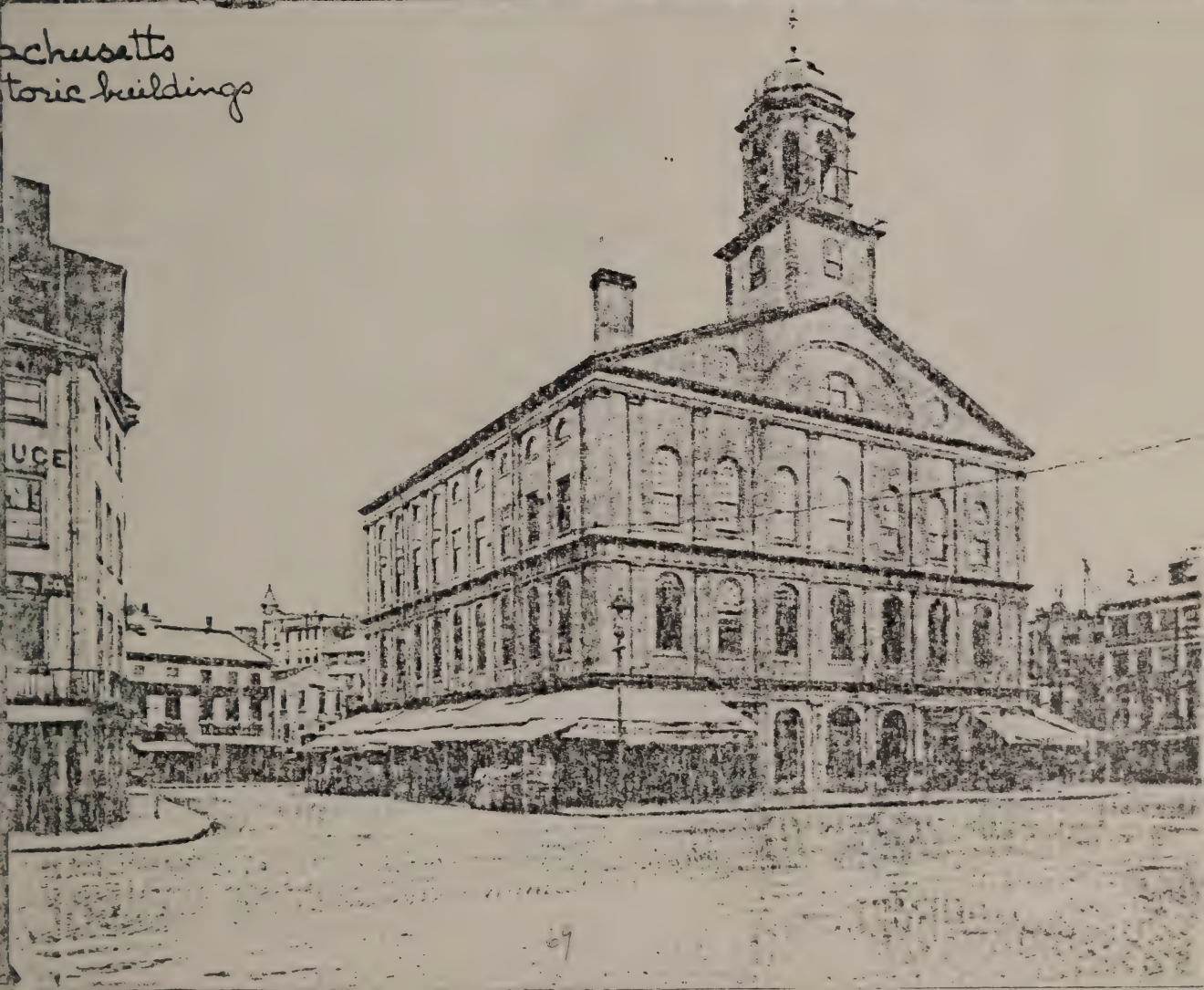
*Significance, cont: Historically, Faneuil Hall is significant as the forum for public debate during the tumultuous pre-Revolutionary War years. One early writer described it as "the theatre in which James Otis, Quincy, Bowdoin, the Adams, Hancock & other patriots exerted their talents to impress a people jealous of liberty."
Bibliography and/or references (such as local histories, deeds, assessor's their records, early maps, etc.)

1. National Survey of Historic Sites and Buildings, Report of Sept, 1969 (BLC)
2. E. Amadon, A.L. Cummings, C. Monkhouse & R. Webb, The Faneuil Hall Markets: An Historical Study, Boston, 1968, p. 62.
3. Handwritten document c. 1805 giving history of Faneuil Hall & describing the enlargements (BPL Print Dept. in box marked "Architectural drawings by Bulfinch and Bryant.")
4. Historic Structures Report, Faneuil Hall, prepared for the Natl. Park Service by the Consulting Services Group, SPNEA, 1977 (includes complete bibliography)

Faneuil Hall
(BPL Fine Arts Dept. files)



*Massachusetts
on Historic buildings*



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

plans supplied by the architect, Alexander Parris.

The 22 lots on South Market St. were sold at auction about 7 months after those on North Market, in April of 1825, for an average price of \$11.92/sq.f. Among the prominent Boston merchants who paid what was considered a high price for the land were Israel Thorndike, Robert Gould Shaw, Samuel & Enouch Train and Wm. Phillips.

Conditions of the sale were that stores on South Market St. were to be ready for occupancy by July 1, 1826, one year after those on No. Market. Architectural controls were spelled out in detail. Each store and warehouse had to be constructed "of brick and stone four stories high which shall cover the whole of said lot with a cellar under the same and a slated roof..." The fronts were to be of "hammered granite of uniform colour," "on the line with the front of adjoining stores" and "in all respects in strict conformity with the plan and elevation of the stores and warehouses drawn by Alexander Parris and exhibited at the sale of said lots."

The stores were apparently built largely of granite from the vicinity of Chelmsford, transported via the Middlesex Canal. The major structural innovation was the use of a trabeated framework of monolithic granite piers and lintels.

Stores on both North and South Market Streets were used as warehouses or wholesale/retail stores, primarily occupied by food dealers. Other than food, clothing, leather and fur dealers also located here, along with traders in West India goods, snuff and cigars. By the latter half of the 1880's, seed stores and agricultural warehouses began to locate here. Durgan Park Restaurant was established in the North Market Building in 1875 and remains there today. Lower floors were generally used for sales and upper floors for storage.

Preservation Considerations: Suggested for designation as a Boston City Landmark (Faneuil Hall Marketplace) and for listing on the National Register

The building was restored in the 1970's, at which time most later accretions were removed. It opened as a complex of restaurants, small shops, etc. in 1971.
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. All information taken from Faneuil Hall Markets: Historical Study, prepared for the Boston Redevelopment Authority by Architectural Heritage, Inc. and SPNEA, written by Elizabeth Amadon, Abbott Lowell Cummings, Christopher Monkhouse and Roger S. Webb, Boston, 1968. Includes extensive footnotes and bibliography. (copy at Landmarks Commission)



200-299 Faneuil Hall
 ADDRESS Marketplace COR. Commercial St.
Merchants Row
 NAME Faneuil Hall Market or Quincy Market
present original (common name)
 MAP No. 25N/13E SUB AREA Custom House & Markets
 DATE 1824-1826 city records & newspapers¹
source

ARCHITECT Alexander Parris " "
source
Gridley Bryant (supplied part of granite)
 BUILDER Abner Joy, John Redman, masons ¹
source

OWNER City of Boston
original present

PHOTOGRAPHS 3²/₄, 27²/₁*80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) public market

NO. OF STORIES (1st to cornice) 2 plus 1¹/₂

ROOF gable front, slate cupola copper dome and
roof cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick (stone) granite concrete iron/steel/alum.

BRIEF DESCRIPTION Massive free-standing granite Greek Revival market, severe in spirit, 3 bays wide and 59 bays long. Triangular pedimented porticos at each end supported by monolithic granite Doric columns, with oxeye windows in the tympanums. 5-bay center pavillion with elevated 2nd story terminating in copper-sheathed dome, cupola and weathervane. Trabeated stone construction, windows arched on 1st floor (all sash now single pane), granite chimneys at ridge line. Slate roof.

EXTERIOR ALTERATION minor moderate drastic
 Modern sash, addition of glass pavillions along no. & so. sides
 CONDITION (good) fair poor LOT AREA 27,400 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Long, narrow freestanding building erected on filled land and flanked by parallel privately-owned market buildings which were part of same project. Across from Faneuil Hall. Originally bordered the waterfront on the east side.

SIGNIFICANCE (cont'd on reverse)

The Faneuil Hall Market is highly significant as a monumental work by one of Boston's most important early 19th century architects, as an early exponent of the emerging Greek Revival style and the city's finest remaining example of that style, as an early example of city planning and civic improvement, and, technologically, as the oldest surviving trabeated granite building in Boston and one which incorporated numerous innovative construction techniques.

The plan for expanding the earlier brick Faneuil Hall market was undertaken under the leadership of Mayor Josiah Quincy, first mayor of the newly incorporated city, and initially involved both Alexander Parris and

Preservation Considerations: Recommended for designation as a Boston City Landmark and for individual nomination to the National Register.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

city alderman Asher Benjamin, who later resigned from the project. Early plan for a simple wooden open-air vegetable market (to cost \$15,000) were expanded into a one and then a two-story stone structure eventually costing \$149,158. The new bldg's center was to coincide with Faneuil Hall (a plan abandoned because of land acquisition problems) and opposite sides of the streets were to be flanked by rows of privately-owned stores also designed by Parris.

Parris began his career in Portland, Maine in the early 1800's & came to Boston after the War of 1812. His 1st major commissions were the Mass. General Hospital (under Charles Bulfinch), Appleton-Parker Houses (1817), Sears House (1819) and St. Paul's Church (1819-20), all of which ushered in the Greek Revival to Boston.

Parris incorporated the latest construction technology. The market building represents an early experimentation with light framing similar to balloon framing, allowing the 70 X 50' elliptical dome to be built without heavy trusses. It is the earliest known surviving example of use of iron compression columns and tension rods. Its trabeated structural system allowed for reduced masonry wall covering only about 50% of wall surface and was the 1st large scale, well-publicized demonstration of this technique & oldest surviving example in Boston.

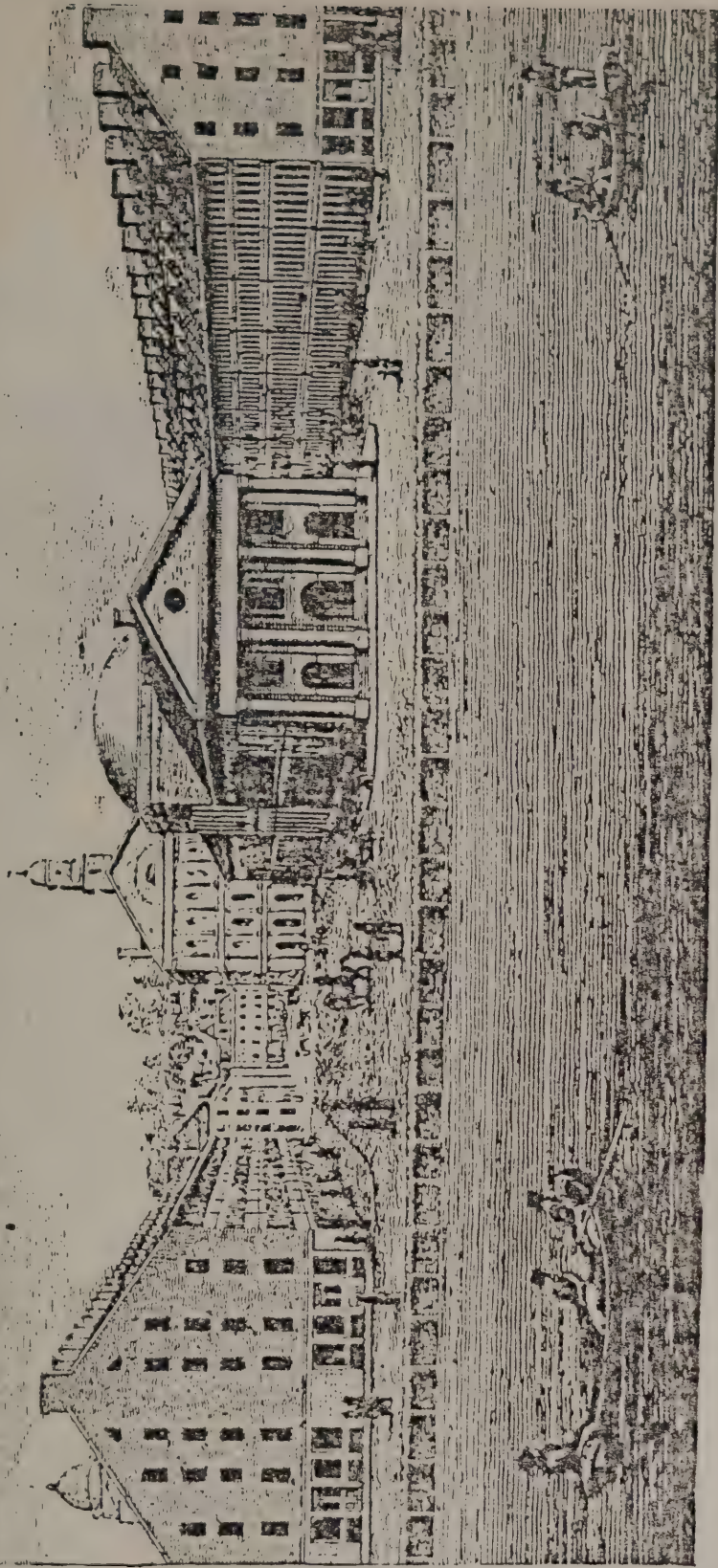
Part of the granite for the market was supplied by Gridley Bryant, father of the architect and developer of the "Granite Railway" which supplied the stone for the Bunker Hill Monument. The base granite is from Quincy, pillars from Westford (Chelmsford area), walls from Concord, N.H. & Hallowell, Maine. The 22', 15' columns were the largest monolithic shafts of granite quarried or erected in the U.S. to that date.

The 1st floor of the market had 128 stalls for meat, poultry, vegetables, fish, butter and cheese. These were patronized by both retail and wholesale customers and by tourists. The 2nd floor was 1st used for exhibition & sales of domestic goods and inventions sponsored by groups such as the Society for the Promotion of Manufactures & Mechanic Arts, & later by clothing stores, the Boston Produce Exchange, Chamber of Commerce meeting rooms, the Ames Plow Co (to 1909) and Fruit and Produce Exchange, among others.

The Faneuil Hall Market was restored in the 1970's, opening in 1976, still as a produce market & food extravaganza.

Bibliography and/or references (such as local histories, deeds, assessors' records, early maps, etc.)

1. All of the above information taken from the following extensive report: Faneuil Hall Markets: Historical Study, prepared for the Boston Redevelopment Authority by Architectural Heritage, Inc. and the SPNEA written by Eliz. Amadon, Abbott Lowell Cummings, Christopher Monkhouse and Roger S. Webb, Boston, 1968. (copy at Boston Landmarks Commission). Includes extensive footnotes and bibliography giving sources of all information.



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Faneuil Hall Marketplace

(BPL Fine Arts Dept. files)

File under 200-299 Faneuil Hall Marketplace

	300-399 Faneuil Hall	-Clinton St.
ADDRESS	<u>Marketplace*</u>	<u>COR.-Commercial St.</u>
		-Merchants Row
NAME	<u>North Market Building (same)</u>	
	present	original

MAP No. 26N/13E SUB AREA Custom House/
Markets

DATE 1924-25 newspaper reports
source (see ref.#1)

ARCHITECT Alexander Parris " source

BUILDER _____
SOURCE _____

25 lots, individually
OWNER owned / City of Boston
original present

PHOTOGRAPHS 32/2*80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) stores and Warehouses

NO. OF STORIES (1st to cornice) 4 plus $\frac{1}{2}$

ROOF gable across, slate cupola - dormers 1 hipped dormer
roof per unit.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION Row of 23 4-bay Greek Revival commercial buildings of identical design, with granite trabeated facades and brick sides and rear. Granite post and lintel storefronts except for a few later cast iron pilasters. Semi-circular arched windows at level 2. Simple cornice, metal gutter, slate roof with one dormer per unit, chimneys at the ridge along each party wall. Greenhouse-like iron & glass addition at western end.

each party wall. Greenhouse-like iron & glass addition at western end.
EXTERIOR ALTERATION minor moderate drastic
 Modern single-pane sash, glass addition.

CONDITION good fair poor _____ LOT AREA 28,523 sq. feet
(average lot size 1250)

NOTEWORTHY SITE CHARACTERISTICS Long, narrow freestanding row parallel to Faneuil Hall Market, Street between No. Market Bldg. and center bldg. narrower than on south side. Part of planned complex of 3 bldgs. built on filled land and originally at water's edge. Plaza in front

The North Market Building was part of a planned complex of three buildings all of which are significant as early examples of the Greek Revival style designed by one of the city's most important early 19th century architects, as early examples of city planning and civic improvement, and, technologically, as early examples of trabeated stone construction. The center building, Faneuil Hall Market, was built by the city and the North and South Market Buildings were constructed by private citizens according to plans supplied by the architect, Alexander Parris.

originally

1-46 No. Market

1-46 Clinton St.

PF (June, 1980) (NRI)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

The original 25 lots on North Market Street (now 23) were sold by auction in the fall of 1824, about 7 months before those on South Market St, bringing an average price of \$10/sq.ft. considered very high at that time. Many of the original purchasers were prominent Boston merchants in the process of founding family fortunes in shipping, textiles and real estate --men like Amos and Abbe Lawrence, who bought 7 lots on No. Market, John and Moses Williams, and Henry

Conditions of the sale were that stores on North Market St. were to be ready for occupancy by July 1, 1825 and those on South Market by July 1, 1826. Architectural controls were spelled out in detail. Each store and warehouse to be constructed "of brick and stone four stories high which shall cover the whole of said lot with a cellar under the same and a slated roof..." The fronts were to be of "hammered granite of uniform colour," "on the line with the front of adjoining stores" and "in all respects in strict conformity with the plan and elevation of the stores and warehouses drawn by Alexander Parri and exhibited at the sale of said lots."

The stores appear to have been built mostly of granite from the vicinity Chelmsford, transported via the Middlesex Canal. The major structural innovation was the use of a trabeated framework of monolithic granite piers and lintels.

Stores on both No. and So. Market Sts were used as warehouses or wholesale retail stores, primarily occupied by food dealers. Other than food, clothing, leather and fur dealers also located here, along with traders in West India snuff and cigars. By the latter half of the 1880's, seed stores and agricultural warehouses began to locate here. Durgan Park Restaurant was established in the North Market Building in 1875 and remains there today. Lower floors were general sales areas and upper floors used for storage.

Preservation Consideration. Suggested for designation as a Boston City Landmark (Faneuil Hall Marketplace) and for listing on the National Register.

The building was restored in the 1970's, at which time most later accretions were removed. It opened as a complex of restaurants, small shops, etc. in August 1971.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. All of the above information taken from the following extensive report: Faneuil Hall Markets: Historical Study, prepared for the Boston Redevelopment Authority by Architectural Heritage, Inc. and SPNEA, written by Elizabeth Amadon, Abbott Lowell Cummings, Christopher Monkhouse and Roger S. Webb, Boston, 1968. (copy at Landmarks Commission) includes extensive footnotes and bibliography



ADDRESS 14-24 Federal St. OPP.
GOR. 113-121 Congress St.

NAME Harris Forbes Building / same
present original

MAP No. 25N/13E SUB AREA Financiel

DATE 1921 permit 11-14-1921
source

ARCHITECT Lockwood, Green & Co. permit _____
SOURCE

BUILDER George A. Fuller Co. " SOURCE

OWNER	Federal Street Building Trust
	original present

PHOTOGRAPHS *17²/₂, 17²/₃ 22⁵/₂-80.

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Bank & offices

NO. OF STORIES (1st to cornice) eleven plus 4

ROOF	flat	cupola	domers
------	------	--------	--------

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone concrete iron/steel/alum.

BRIEF DESCRIPTION 8 bay steel frame Beaux Arts office skyscraper, with 2 story rusticated base of dressed limestone ashlar. Arcaded street level containing 4 openings, the entrance located within 4th featuring classical enframing surmounted by bold baroque sculpture of 2 griffins facing shield inscribed "HF." Cartouches holding flagpoles ornament areas between double windows at 2nd level, with modillioned cornice above. Rusticated 3rd level. Unornamented rectangular fenestration at upper levels, with cornice course over 9th, & overhanging, stone, bracketed cornice

EXTERIOR ALTERATION minor moderate drastic surmounting building.

CONDITION good fair poor LOT AREA 5616 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Building has facade on opposite street, treated more simply, without arcades or rustication; iron grillwork covers first floor windows.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as element in almost totally intact block of buildings dating from first quarter of 20th c. A remnant of a period streetscape unified in materials, massing & design, it is now located in area largely comprised of modern office towers. Historically, it reflects growth of business in the downtown area during the early 20th c., as well as marking a step in the modernization continuum of the Financial District.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>x</u>	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The architect of the Harris Forbes Building was an engineering firm, Lockwood, Green & Co., who in 1923 designed the Bay State Cotton Corp. buildings in Lowell, & the Saco-Lowell Shops housing project in Needham. They were also designers of the Shraft Building in Sullivan Square, Cambridge. No other known works by this firm are located within the CBD survey area.

The major occupant of this building at the time of its construction was Harris Forbes & Co., an investment bond house, along with various brokers & security companies.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1923 Map of Office Buildings, Boston Public Library, Fine Arts Section
2. 1923 Boston Directory, p. 1751, illus.
3. Architects Vertical File, Boston Public Library, Fine Arts Section.
4. Boston Directories.
5. Building Dept. Records.


 ADDRESS 30-40 Federal St. ^{OPP.} 68R. 125-135 Congress St.

 NAME present original

 MAP No. 25N/13E SUB AREA Financial

 DATE 1924 permit 7-11-1924
source

 ARCHITECT J.D. Leland permit
source

 BUILDER J.M. & C.J. Buckley Co. source

 OWNER Federal District Trust
original present

 PHOTOGRAPHS 17²/₁, *22⁵/₁

 TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Banks & offices

 NO. OF STORIES (1st to cornice) seven plus

 ROOF flat cupola dormers

 MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone limestone concrete iron/steel/alum.

 BRIEF DESCRIPTION 8 bay Classical Revival office building, the Congress St. facade largely retaining its original fabric. 2 story base with flanking entrances & featuring Corinthian pilasters supporting entablature with dentil molding & paterae. Upper levels organized into horizontal units by classically decorated band courses over 4th & 6th levels. Fenestration incorporates 2 stories at levels 3-4 & 5-6, & features classically ornamented black metal spandrels. Lacks its cornice. Federal St. facade has modern veneer at 1st two levels, and small stone denticular cornice.

 EXTERIOR ALTERATION minor moderate drastic 1st two stories on Federal St.

 CONDITION good fair poor LOT AREA 6488 sq. feet

 NOTEWORTHY SITE CHARACTERISTICS Building has facade on opposite street.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as element in almost totally intact block of buildings dating from first quarter of 20th c. A remnant of a period streetscape unified in massing, materials, & design, it is now located in area largely comprised of modern office towers. Historically, it reflects growth of business in the downtown area during the early 20th c., as well as marking a step in the modernization continuum of the financial district.

The architect, Joseph D. Leland (1886-1968),

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

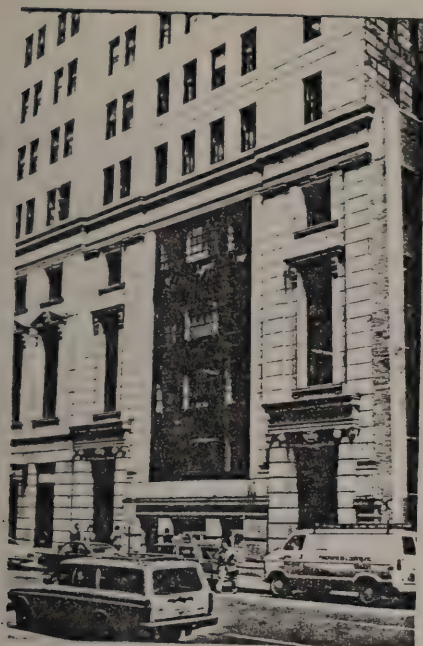
graduated from Harvard in 1909 & studied at the Ecole des Beaux Arts. A member of the A.I.A., he was awarded their fellowship in 1943. During the period c.1940-1955, he was senior partner in Leland & Larsen, a firm which maintained offices in Boston, Worcester, & N.Y., & designed buildings in Pennsylvania, So. Carolina, Maryland, N.Y., & New England. Although there is no other known design by Leland within the CBD survey area, in 1925 he designed a 10 unit apartment building at 82 Beacon St.

The 1930 Boston Directory lists an occupancy primarily of investment companies, brokers, & lawyers.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architectural Vertical File, Boston Public Library, Fine Arts Section.
2. Boston Directories
3. Building Dept. Records.



ADDRESS 42-6 Federal St. COR. 139-47 Congress St.
NAME First National Bank Building
present original
MAP No. 25N/13E SUB AREA Financial
DATE 1912 Architectural Review, v.1, n.4, 1912.
source (no permit)
ARCHITECT R. Clipston Sturgis " "
source
BUILDER unknown
source
OWNER First National Bank
original present
PHOTOGRAPHS 17³/₅, *17³/₆, 22⁷/₅, 23⁴/₃-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Bank & offices

NO. OF STORIES (1st to cornice) eleven plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) granite concrete iron/steel/alum.

BRIEF DESCRIPTION ^{2nd} Renaissance Revival elevator office building horizontally divided over level five, with 7 bay lower section & 11 bay upper. Rusticated & vermiculated 1st level has entries placed in bays 3 & 7, featuring flanking Ionic pilasters & console keystone supporting classically enriched entablature. Facade vertically organized into 4 units of advancing & receding planes, with differing fenestration. Fenestration of upper 6 levels cleanly cut into facade. Surmounted by balustrade.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 7993 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Two facades on opposite streets; part of a unit of four early 20th c. structures starting at Milk St.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as notable work by prominent Boston architect, a leading exponent of Boston's tradition of classically derived architecture. Historically significant as later portion of original 2-building complex, home of an important Boston banking firm, the First National Bank. Early photographs reveal the care that Sturgis took to integrate this structure with the 1908 five-story bank building, organizing the facade to provide a continuity of

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

design; for example, the fenestration levels, the rusticated base, and entablature, as well as the stone balustrade, were all elements that contributed to a pronounced unity.

R. Clipston Sturgis (1860-1950) was educated at Harvard and continued his architectural training in London. He entered the office of his uncle, John H. Sturgis, in 1884, taking it over under the name of Sturgis & Cabot in 1888, upon the elder Sturgis' death. President of the AIA in 1914-5, he designed many important classically derived buildings in Boston. Among his extant Boston designs are the Federal Reserve Bank Building at 30 Pearl Street, now a Boston Landmark, the building at 417-425 Washington Street, as well as portions of the Church of the Advent and many Back Bay residences.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architectural Review, v.1, no.4, 1912, pl. xxxii & xl. Architect's rendering.
2. Bacon, Edwin M., Book of Boston, 1916, p. 214. Illus.
3. SPNEA photo file: "Federal St.", early view of building complex.
4. Architects Vertical File, BPL, Fine Arts Section.



"Federal
~~Trackers~~, Hunt" - SPNEX photo file.



ADDRESS 70 Federal St. 160 Franklin St.
COR. Congress St.

NAME present original

MAP No. 25N/13E SUB AREA Financial

DATE 1965 Bldg. permit 3-30-65
source

ARCHITECT F. A. Stahl & Assoc. "
source

BUILDER Gilbane Bldg. Co. Providence, R.I. "
source

OWNER Max Philipppson, N.Y., N.Y.
original present

PHOTOGRAPHS * 224/4-80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) seven plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Polygonal 5x11x4 bay modern office structure, with 1 bay beveled corner at Franklin & Congress Streets. Constructed of reinforced concrete with glass & aluminum window walls. Concrete piers, polygonal in section, & conglomerate spandrels infilled with triple windows. Base is taller reflection of upper levels. Beach stone paving around base.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 10,002 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Sited at end of block of early 20th c. office bldgs., with plan reflecting street layout; its beveled corner responds to sharply angled street corner.

SIGNIFICANCE (cont'd on reverse)

Delicate concrete & glass structure defines corner, continuing scale & coloration of block of early 20th c. structures. At same time, contributes to streetscape of nearby modern office towers.

Other notable works by F. A. Stahl & Assoc. are the State Street Bank (with Hugh Stubbins & Assoc., & Le Messurier Assoc.), and the restoration of the North and South Market Buildings at Quincy Market.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	x	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.
2. Architecture Boston, 1976, p. 20.



ADDRESS 100 Federal St. Franklin St.
COR. Congress St. & Matthews St
NAME First National Bank Building
present original
MAP No. 25N/13E SUB AREA Financial
DATE 1971 (cornerstone) Bldg. permit 7-9-67
source
ARCHITECT Campbell, Aldrich & Nulty
source
BUILDER Turner Construction Co./Codman Survey
source
OWNER First National Bank of Boston
original present
PHOTOGRAPHS *29/6

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) bank and offices

NO. OF STORIES (1st to cornice) thirty-six plus penthouse & 3 levels below grade

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) polished red concrete (iron/steel/alum)
granite facing

BRIEF DESCRIPTION Structural steel frame office tower featuring exterior skin of precast concrete panels with natural stone facing & aluminum framed windows. Tower sits on colossal base which cants out over entries. Piers and spandrels organized on same plane, with piers widely spaced & horizontally oriented window bands. All facades essentially identical.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 82, 545 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Colossal tower prominently sited in heart of CBD.
Trapezoidal site incorporating entire block, surrounded by large paved plaza.

SIGNIFICANCE (cont'd on reverse)

Modern, high-rise office tower; "preempting a pivotal site at the heart of the financial district and creating a plaza supervised by a brooding bulge that can be discovered from all directions, the architects have rendered navigable a previously little-understood part of the city." Reflective quality of building material helps to unite the street. Contributes to the streetscape of modern, high-rise office towers.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Other notable buildings by Campbell, Aldrich & Nulty are Boston City Hall (with Kallman, McKinnell & Knowles, and Le Messurier Assoc.), and the Simmons College Library.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architecture Boston, 1976, p. 20. illus.
2. Arkhitektura SSSR, No. 6, 1974, p. 49, illus.
3. Codman Survey, 1973.
4. Boston Globe, Nov. 20, 1976, p. 9. Article by Benj. Thompson.
5. BPL architectural picture file: misc. photos and newspaper articles.
6. 1971 World Almanac, p. 656.
7. Old Farmers Almanac, 1973, p. 668.

ADDRESS 128-136 Federal St COR. Matthews St.NAME Federal Street Building
present originalMAP No. 24N/13E SUB AREA FinancialDATE c. 1915
sourceARCHITECT unknown
sourceBUILDER unknown
source1917 Atlas
OWNER President and Fellows of Harvard College
original presentPHOTOGRAPHS * 295/1-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantileNO. OF STORIES (1st to cornice) eight plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick white stone limestone? concrete iron/steel/alum.BRIEF DESCRIPTION 6 bay pseudo-curtain wall commercial structure featuring classical & neo-Gothic revival detailing. At levels 2-6, brick & stone end piers ornamented with trefoil at base & cartouche at top. Intermediate stone piers divide double window bays across facade, terminating in segmental arches at 6th level which contain decorative carving in spandrels. Shield flanked by leafy scrolls enrich metal spandrels between windows. Original cornice missing & upper level 2 story metal & glass addition.EXTERIOR ALTERATION minor moderate drastic storefront & 2 story additionCONDITION good fair poor LOT AREA approx. 11,301 sq. feetNOTEWORTHY SITE CHARACTERISTICS 2 bays on Matthew St. formally finished.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as example of precursor to modern curtain-wall structure. Adjoining the highly significant Art Deco United Shoe Machinery Building, it contributes to an architecturally varied streetscape, despite its unsympathetic modifications.

A 1934 view of Federal Street reveals that the building was originally surmounted by a stone, panelled parapet.¹

Although the permit jacket dates the building at...

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

1898, research points to a date closer to 1915. Atlases indicate that a five story structure occupied the site through at least 1908, the six story Federal Street Build first appearing in 1917. In addition, this building is first listed in the 1915 Boston Directory under "Public Halls and Buildings." The original occupants are unknown but in 1930, manufacturers' agents, importers, and various manufacturing companies were located here.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bostonian Society Photo File, "Federal St.," 1934 street view.
2. 1908 & 1917 Atlases of Boston Proper.
3. 1915 & 1930 Boston Directories
4. Building Dept. Records.



ADDRESS 172-180 Federal COR. 265-271 Purchase St.

NAME Weld Building / same
present original

MAP No. 24N/13E SUB AREA Financial

DATE 1900 permit 3-6-1900
source

ARCHITECT Shepley, Rutan & Coolidge permit .
source

BUILDER Norcross Brothers permit .
source

OWNER Weld Estate
original present

PHOTOGRAPHS 174/5, 174/6*-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) stores & offices

NO. OF STORIES (1st to cornice) five plus .

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow orange stone limestone concrete iron/steel/alum.

BRIEF DESCRIPTION 16x9x14 bay Classical Revival commercial building, featuring central entry with polished granite Doric columns set in antis within granite enframing, supporting entablature with console brackets & surmounting wrought iron balustrade. 2nd level of stone, ornamented with round medallions & pendant swags flanking double windows at outer corners. Upper levels feature flanking 3-bay projecting pavillions with stone window enframements & projecting keystones. Central section has paired windows separated by projecting brick piers supporting stone entablature with

EXTERIOR ALTERATION minor moderate drastic
storefronts modillioned cornice.

CONDITION good fair poor LOT AREA 10,094 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Located at end of block, its 3 facades formally finished, all in similar fashion. Faces small landscaped brick plaza & Fiduciary Trust Building.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as work of major Boston architectural firm, as well as being handsome example of turn of the century Classical Revival style office building, and as being one of few remaining early structures in an otherwise much modified area.

George F. Shepley (1860-1903), Charles H. Rutan (1851-1914), & Charles A. Coolidge (1858-1936), all trained in the office of H.H. Richardson, their partnership serving as successor firm after his

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

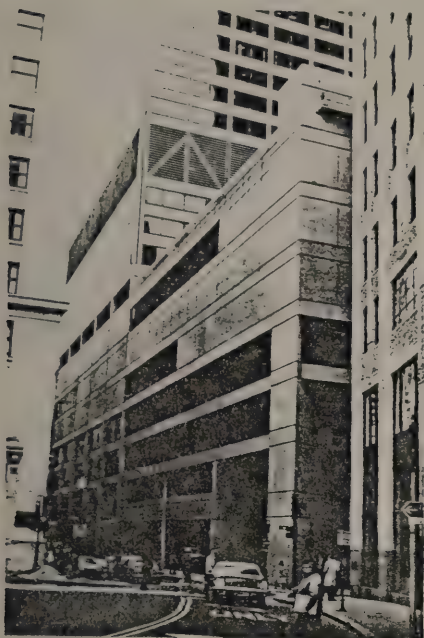
death in 1886. In 1892, they completed the Ames Building, then the highest structure in Boston, & opened an office on its top floor. The Chamber of Commerce Building was another significant early Boston work. Their most important commissions during the next few years were in Chicago where they designed the Art Institute & Public Library. This prominent firm received a large number of commissions for churches, libraries, office & business structures, government buildings, colleges & private homes. The South Terminal Station & Harvard Medical School are other notable Boston works, their architectural vocabulary including the New-Classical & Beaux Arts as well as the Romanesque.

The earliest known occupants were located in the Weld Building in 1930, & consisted of a miscellany of businesses, primarily manufacturing related.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1923 Map of Office Buildings, Boston Public Library, Fine Arts Section.
2. Withey, Henry A. & Elsie Rayburn, Biographical Dictionary of American Architects, (Deceased), 1956.
3. Boston Directories.
4. Building Dept. Records.

ADDRESS 1 Federal St. COR. Franklin St.
Devonshire St.
Milk St.NAME National Shawmut Bank Building
present originalMAP No. 25N/13E SUB AREA FinancialDATE 1971-1976 Bldg. permit 12-9-71
sourceARCHITECT The Architects Collaborative ""
sourceBUILDER Turner Construction Co./Codman Survey
sourceOWNER National Shawmut Bank of Boston
original presentPHOTOGRAPHS *22⁵/₅, 22⁵/₆-80TYPE (residential) single double row 2-fam. 3-deck tan apt.non-residential Banking, offices, & basement pkg. garageNO. OF STORIES (1st to cornice) thirty-nine plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone conglomerate concrete iron/steel/alum.
facing

BRIEF DESCRIPTION

Modern highrise office tower with low-rise section at Franklin St. end of block. Sheer wall building with exterior skin of glass and pebble conglomerate slabs. Deeply undercut massing at street level, with low flight of steps leading to recessed entries.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 56,801 sq. feetNOTEWORTHY SITE CHARACTERISTICS Freestanding; occupies entire block;adjusts to its site, taking trapezoidal shape of block.

SIGNIFICANCE (cont'd on reverse)

Modern office tower housing Shawmut's main office banking facility & Shawmut Assoc., Inc. It takes advantage of Boston's irregular street pattern to establish a focus for the structure. Perimeter aligns with the streets, while deeply undercut massing makes room for pedestrian on sidewalk below. It firmly continues the streetwalls & something of mass & color of nearby granite; also, its expanse of glass at the street level reflects the Beaux Arts bldg. opposite at 24

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/-	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Federal, another aspect in its attempt to unite the streetscape. *However, it deadens the pedestrian's view of the city, with its blank, empty space, #2. adding no commercial life to the city.

Other notable Boston buildings by the Architects Collaborative are the John F. Kennedy Federal Bldg. (with Samuel Glazer), and the Children's Hospital Medical Center Complex, along with the Fiduciary Trust Co. Bldg.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Progressive Architecture, v. 56, no. 7, p. 29, July 1975. illus.
2. Boston Sunday Globe, Aug. 15, 1976, p. C10. Article by Robert Campbell.
3. Architecture Boston, 1976, p. 22. illus.
4. Codman Survery, 1973.
5. Boston Globe, July 5, 1970, p. 51. Article on projected bldg.
6. BPL Architectural Picture File, article from Globe, Dec. 21, 1971 concerning design plans.



Federal Ct., Sullivan pl.
ADDRESS 111-115 Federal St COR. 240 Devonshire St.

NAME Winthrop Square Parking Garage
present original

MAP No. 24N/13E SUB AREA Financial

DATE 1949 Bldg. permit 4-16-1949
source

ARCHITECT Thomas Worcester, Inc. " "
source

BUILDER not cited
source

Board of Real Estate Comm.,
OWNER City of Boston
original present

PHOTOGRAPHS *2264, 292/3-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential parking garage

NO. OF STORIES (1st to cornice) Three plus

ROOF none cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Reinforced concrete frame structure, essentially T-shaped
in plan. Exterior walls of architectural concrete and open pre-cast concrete grills.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 47,738 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding, with facades on both

Federal and Devonshire Streets.

SIGNIFICANCE (cont'd on reverse)

Federal St. facade non-contributory; remainder detracts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. records

ADDRESS 133 Federal St. COR. Federal CourtNAME Blue Cross/Blue Shield Building
present originalMAP No. 24N/13E SUB AREA FinancialDATE 1958-60 Bldg. permit 6-15-58
sourceARCHITECT Anderson, Beckwith & Haible, and Paul Rudolph
sourceBUILDER George A. Fuller Co.
sourceOWNER Mass. Medical Service, & Mass. Hospital Service, Inc.
original presentPHOTOGRAPHS 22⁶/2, 22⁶/3, *22⁶/5-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential officesNO. OF STORIES (1st to cornice) thirteen plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone conglomerate concrete iron/steel/alum.

BRIEF DESCRIPTION Modern medium-rise office building with reinforced concrete frame, clad in pre-cast concrete panels with faceted quartz surface. Two story base with entrance floor of glass supports 11 story tower with basketweave of concrete & soft chamfered corners. Airconditioning ducts expressed on exterior & made to look like structural columns; these paired columns grow out of Y-shaped stilts around base.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 19,947 sq. feetNOTEWORTHY SITE CHARACTERISTICS Freestanding office building features a landscaped plaza to south which occupies more than 1/2 of its site; site raised above street level.

SIGNIFICANCE (cont'd on reverse)

Modern office building, significant as one of most controversial structures to be erected in U.S. at time of its construction.¹ It is an "interesting experiment in expression of semi-exposed plumbing pipes & duct work. These are channeled on the outside of the bldg., and made to blend with the structure - a stint without too much validity, though cleverly handled."² Rudolph believed that because the mechanical equipment ate up about 40% of bldg. cost, it

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

deserved to be expressed as predominantly as the structure.^{1.} Notable as "a pioneer contemporary adventure in a tradition-minded city."^{2.}

Paul Rudolph is known as coordinating architect of the State Service Center at Government Center, & as the architect of the rebuilt First Church in Boston (Unitarian) at 64 Marlboro St.

Anderson, Beckwith & Haible are designers of laboratories, athletic and recreational housing, office buildings, hospitals, schools and residences, both locally and in other states.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

2. Hammett, R., Architecture in the United States, 1976, p. 270.
1. Architectural Forum, v. 113, Dec. 1960, p. 64-9. illus, plans.
3. Architecture Boston, 1976, p. 20.
4. Architectural Record, v. 128, Dec. 1960, pp. 111-116. illus., plans.
5. Interiors - Second Book of Offices, 1969, p. 36. Interior illus.
6. Map, plan, illus., 1969, available at MIT Rotch Library on VF727.1
7. SPL Architectural picture file:photo from Boston Architecture AIA 1970.



ADDRESS 175 Federal St. COR. Summer St.
High St.
 NAME Fiduciary Trust Building
present original
 MAP No. 24N/13E SUB AREA Financial
 DATE 1975 Bldg. permit. 5-22-75
source
 ARCHITECT The Architects Collaborative "
source
 BUILDER Beacon Construction Co. "
source
 OWNER 175 Federal Street Associate
original present
 PHOTOGRAPHS 23/4, 34 1/2, *34 1/2-80.

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential banking and offices; mercantile

NO. OF STORIES (1st to cornice) 14 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Steel and concrete modern office building, featuring cantilevered
 1-story base with small rectangular shaft supporting 13-story pentagonal tower.
 Skin of glass, aluminum, and precast concrete & rough pebble conglomerate.
 Its design provides perimeter of offices with no columns in corners, & central
 utility core.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 11,496 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Occupies triangular block facing Dewey Square.

Surrounded by brick-paved plaza, landscaped with small trees near major entry.

SIGNIFICANCE (cont'd on reverse)

Fiduciary Trust Building was first building to be constructed in South Station Urban Renewal Project. Along with the Blue Cross Building and Federal Reserve Bank, it helps to extend the financial-retail district into the South Station area. Along with the Fiduciary Trust Co., it houses Scudder, Stevens & Clark, the largest investment counselling firm in the country.

Site difficulties solved by TAC included both shape of site and foundation problems involving

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

working around MBTA Tunnel, massive utility lines, and new street patterns.²

Other notable works by TAC are the John F. Kennedy Federal Bldg, (with Samuel Glazer), the Children's Hospital Medical Center Complex, and the National Shawmut Bank Building.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Herald-Traveler, Dec. 15, 1972, p. 11. illus.
2. Herald Traveler, April 30, 1975, p. 30. Illus.
3. Boston Globe, Sunday April 27, 1975, p. D13. illus.
4. Building Dept. Records.



42-48, 56-58 and
ADDRESS 60-62 Franklin cor. 42-48 Hawley

NAME First Federal Savings/
present original

MAP No. 25N/13E SUB AREA Retail

DATE c. 1873-5, modernized 1957
source

ARCHITECT source

BUILDER source

OWNER original present

PHOTOGRAPHS 7 2 1/2*80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) commercial

NO. OF STORES (1st to cornice) 4 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/wingl
(Other) brick stone concrete iron/steel/alum. plastic panels
(side & rear)

BRIEF DESCRIPTION Three drastically-altered post-fire commercial buildings. Storefronts have been completely modernized. Levels 2-4 have been covered by plastic panels, generally turquoise with occasional color accents, separated by aluminum bands. The side and rear of the bldg is of brick, painted tan. Windows at side & rear have rectangular stone lintels. Rear features original cast iron ground floor piers. (see above)

CONDITION good fair poor LOT AREA 12,591 sq. feet
(total, 3 parcels)

NOTEWORTHY SITE CHARACTERISTICS

Corner site. Side and rear of the bldg. have not been heavily altered.

SIGNIFICANCE (cont'd on reverse)

The insensitive modernization of these post-fire masonry commercial buildings was done in 1957. Building department records do not make it clear how the new plastic panels were attached; however, there would appear to be an excellent chance that the original facade is largely intact beneath this later covering

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The buildings were constructed just after the Great Fire of 1872, which destroyed a reported 776 buildings in the downtown area including all those in the vicinity of Franklin Street. Whiting's survey of 187 lists tenants of the buildings as follows: #42-48 (B,1) Heyer Brothers toys and fancy goods (2,3,4) Upham, Tucker & Co, commission dry goods #50-56 (B,1) E. Alley & Co, jobbers of woollens, (2,3,4) Mackintosh, G. & Co, commission dry goods; #58-62 (B,1) vacant, (2,3,4) Converse, Stanton & Davis, commission dry goods. ¹

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

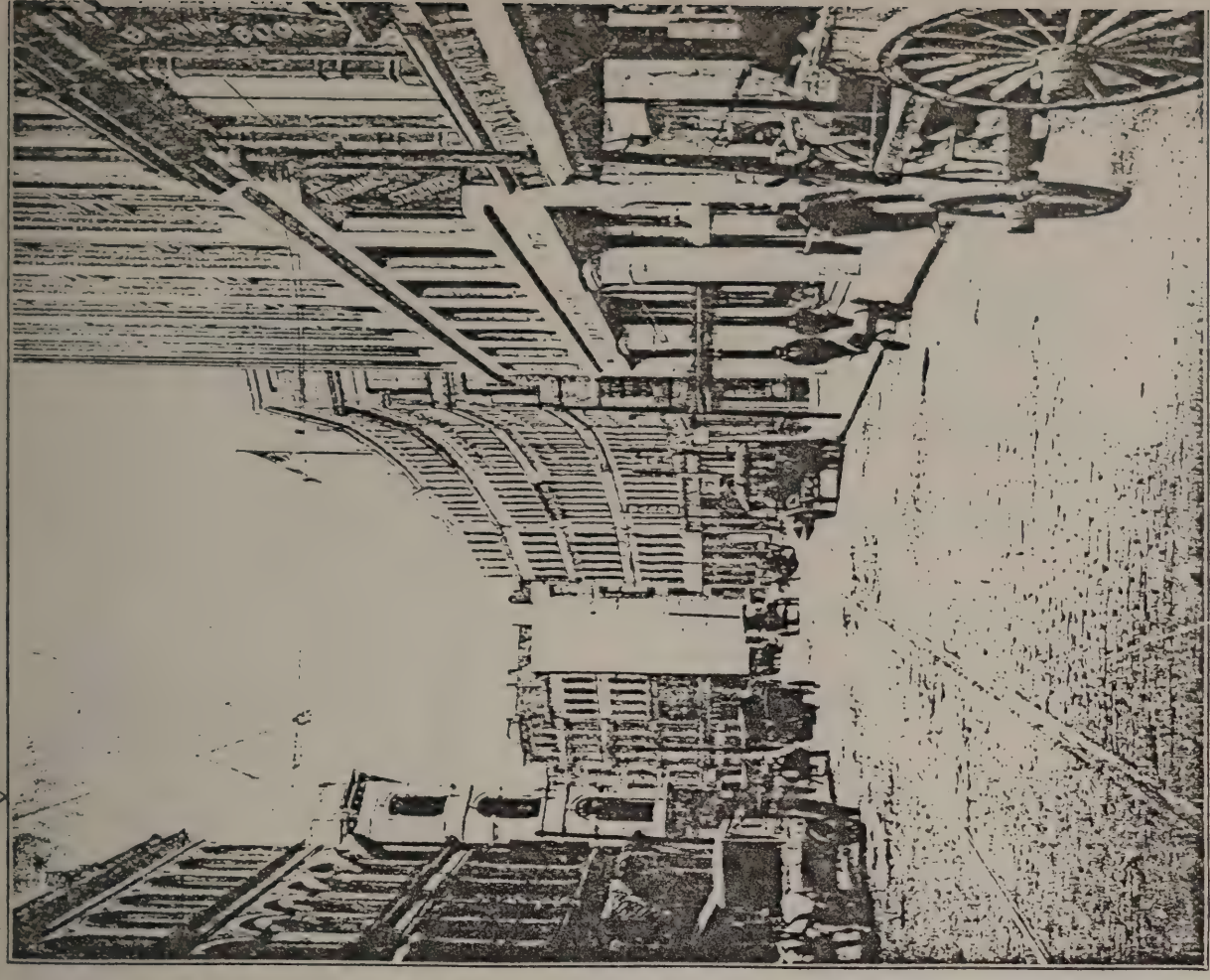
Part of suggested "Commercial Palace" National Register District.

(The buildings are not considered intrusions because of the possibility that the original facades could be restored.)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. John E. Whiting, A Schedule of the Buildings and Their Occupancy.

File under 42-48 Franklin



FRANKLIN STREET in 1906

Total assessed value of Franklin St. property in 1906
\$6,023,700.00

Showing an INCREASE of \$5,358,700.00 in 55 years, or an average increase in value of over 14% each year.

Bohannon Society photo



FRANKLIN STREET in 1851

Total assessed value of Franklin St. property in 1851:
\$665,000.00

Showing an INCREASE of \$5,358,700.00 in 55 years, or an average increase in value of over 14% each year.



ADDRESS 64-70 Franklin COR.

NAME _____

present

original

MAP No. 25N/13E SUB AREA Retail

SUB AREA Retail

DATE 1873-4 Bradlee drawings¹

source (no permit)

ARCHITECT Bradlee & Winslow (Bradlee drawings)

SOURCE

BUTLER

1874 Atlas owner: source

Leverett Saltonstall &

OWNER Wm. Sohler, Trustees/

original

present

PHOTOGRAPHS 7²/1*80

$$7^2 / 1 * 80$$

TYPE (residential) single double row 2-fam. 3-deck ten apt.

(non-residential) commercial

NO. OF STORIES (1st to cornice) 4 plus $\frac{1}{2}$

mansard,

ROOF copper sheathed cupola dormers 3 shed dormers with

corners 3 shed dormers with multiple openings

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl multiple openings

(Other) brick stone granite concrete iron/steel/alum

BRIEF DESCRIPTION 8-bay Italianate post-fire masonry commercial building organized into 3 sections (3-2-3) with center 2 bays slightly projecting. Storefront modernized. Stilted segmental arched 3/6/6 windows at 2, with simple enframements above the springline and center keystones. 3rd floor segmental arched 2/2 windows chamfered at head & jambs except around center 2 bays, which have enframements. Rectangular 2/2 windows at 4. Banding

on which have grillage elements. Rectangular 2/2 windows at 4. Banding
 EXTERIOR ALTERATION FLOOR moderate drastic between stories. Paired bracketed
 (1st floor alterations) cornice & copper sheathed mansard

CONDITION ☒ good ☐ fair ☐ poor LOT AREA 6504 sq. feet

LOT AREA 6504

sq. feet

NOTEWORTHY SITE CHARACTERISTICS Rear elevation faces alleyway, is red brick

with brownstone trim & has intact cast iron 1st floor piers.

SIGNIFICANCE (cont'd on reverse)

Well-detailed, largely intact post-fire granite commercial building which is integral to the streetscape and exemplifies the work of a major Boston architectural firm. Historically, the building is associated with the city's dry goods industry, the principal trade in the Summer/Winthrop Square area during the post-fire period.

Senior architect Nathaniel J. Bradlee (1829-1888) began his training at age 17 in the office of George Dexter, where he

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

remained for more than a decade and later succeeded to Dexter's practice. In subsequent years he was said to have designed some 500 commercial buildings many of which were destroyed by the Great Fire of 1872. In the CBD survey examples of his work include 29-43 Temple Place, the Marlboro Building at 3405 Washington St. (with Walter T. Winslow) and the Hemingway Building at 2 Tremont and Phillips Building at 118-120 Tremont (both with Winslow and Geo Wetherell). Winslow and Wetherell worked in Bradlee's office and succeeded his practice after Bradlee's death in 1888.

64-70 Franklin was erected immediately after the Great Fire of 1872, a disaster which destroyed some 776 buildings in downtown Boston including all those in the Franklin Street area. The area was quickly rebuilt with handsome four-to-six story brick and stone commercial buildings in a variety of styles; and many of these "commercial palaces" survive today, giving the street a special architectural interest.

The original tenants were Faulkner, Page & Co, and Wheelwright, Anderson Co., both commission dry goods firms, and both listed at this address by 1877. According to Whiting's survey of 1877, Faulkner, Page occupied space on all floors and Wheelwright, Anderson rented space on the 2nd and 5th floors.

This section of Franklin St. was residential until the 1850's, when the brick townhouses on the north side and Bulfinch's Tontine Crescent on the south side were built.

Preservation Consideration (accessibility, re-use possibilities, capacity side were for public use and enjoyment, protection, utilities, context) to make way for the generation of commercial buildings.

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bradlee drawings, Vol. 26, 1873. pl. 224-257. Located at the Boston Athenaeum.
2. John Whiting, A Schedule of the Buildings and Their Occupancy... (1877)



ADDRESS 72-74 Franklin COR. Arch St.

NAME _____

present

original

MAP No. 25N/13E

SUB AREA Retail

DATE 1874-5 (Permit 4/28/1874, Final Report
source 5/5/1875)

ARCHITECT Cummings and Sears (permit) .
SOURCE

BUILDER James Smith and Charles Knight (final report)
source

OWNER Trustees of J.
Sears Estate /
original present

PHOTOGRAPHS 3 1/1*80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential commercial

NO. OF STORIES (1st to cornice) 5 plus 1 small attic story

ROOF flat cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION Post-fire Renaissance Revival/Neo Grec commercial building. Altered storefront. 2-bay Franklin facade has paired 1/1 sash windows flanked at levels 2-4 by striated pilasters with Doric (2 & 3) and Ionic (level 4) capitals. 5th floor windows arched, with incised circles as spandrel decoration. Modillion cornice. Parapet broken by small attic windows. 9-bay Arch St. facade in 2-5-2 pattern, with side bays slightly

EXTERIOR ALTERATION minor moderate drastic projecting & matching front facade (1st fl. altered along front facade and 1st 2 bays of side)

CONDITION good fair poor **LOT AREA** 4204 **sq. feet**

NOTEWORTHY SITE CHARACTERISTICS Corner site at major intersection. 2 stone facades and intact rear brick facade with granite storefront piers and granite banding above and below windows. Large chimney at corner of side and rear elevations.

SIGNIFICANCE (cont'd on reverse)

72-74 Franklin is one of the finest of the "commercial palaces" erected just after the Great Fire of 1872 and reflects the pride and optimism of Boston merchants of that era. The building, which is carefully detailed and largely intact, is notable for its heavily articulated facade, which emphasizes the contrast between rough and smooth granite surfaces. The style, which combines Renaissance Revival features (such as the proportions and heavy surface articulation)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

with the new Neo Grec detailing (such as the striations in the pilasters and incised circles), is unusual in the survey area and is the work of the well-regarded late 19th century firm of Cummings and Sears. Historically, the build is associated with one of the city's most important late 19th century trades: dry goods and the production of clothing.

Architects Charles Amos Cummings (1833-1906) and Willard T. Sears (1837-19) were partners from the 1860's to 1890's. Cummings studied at Rensselaer Polytechnic Institute in Troy, N.Y. and began his architectural career in the office of Gridley J.F. Bryant. In partnership with Sears, who also had worked Bryant's office, the firm designed many fine public and commercial buildings which the best surviving examples include the New Old South Church on Boylston St. (1876) and the Bedford Building at 89-103 Bedford St. (1875). Cummings also was distinguished as a scholar and author.¹

72-74 Franklin St. was constructed just after the Great Fire of 1872, which destroyed some 776 buildings in the downtown area including all those along this portion of Franklin St. The original tenants, Simons, Hatch and Whitten, were jobbers of men's furnishing goods.² According to Whiting's survey of 1877 the firm occupied the entire building.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

- 1) Part of suggested "Commercial Palace" National Register District.
- 2) Suggested for further study and consideration as a possible Boston City Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- 1) Withey, Biographical Dictionary of American Architects...
- 2) Whiting, John, A Schedule of the Buildings and Their Occupancy.... (1877)
- 3) American Architect and Building News, Vol 3, March 23, 1878, plate #11 Illustration with caption. On page 101, text says store was of Quincy granite.
- 4) Photo, Bostonian Society (Franklin St. file) shows part of original storefront.

72-74 Franklin St.



— STREET VIEW, FRANKLIN ST. —
— ARCHT. BY JAMES H. BROWN —

From: American Architect and Building News
March 23, 1878

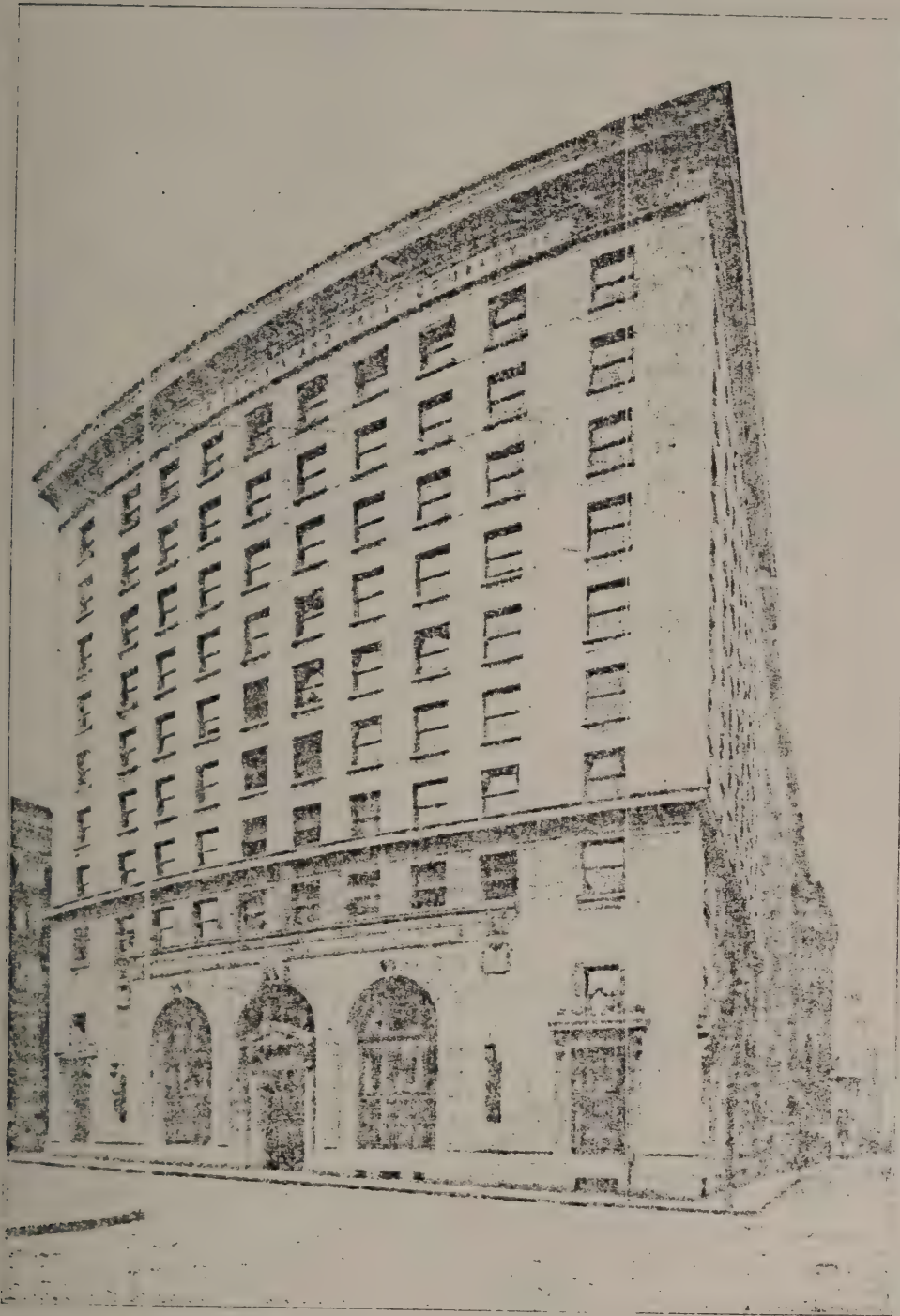
Bostonian Society photo



72-74 Franklin St. at Devonshire, showing Boston Hotel Record 4 Fl. at
 100 Franklin St. at Devonshire, showing 4 Fl. at 100 Franklin St.

→ 72-74 Franklin
 and
 86-102 Franklin

BOSTON SAFE DEPOSIT AND TRUST COMPANY



BOSTON SAFE DEPOSIT AND TRUST COMPANY BUILDING — FRANKLIN, D. VONSHIRE AND ARCH STREETS
Greedy, Roman, & Co. Architects

The Boston Safe Deposit and Trust Company has been in active business since 1875. The Company has a paid up capital of \$1,000,000. The officers of the Company

are: Charles E. Rogerson, president, William H. Wellington, vice-president, William C. Williams, vice-president, and George E. Goodspeed, treasurer.



86-102 56-60 Arch St.
 ADDRESS Franklin St. COR. 199-201 Devonshire
New England Merchants Boston Safe Deposit
 NAME National Bank / and Trust Company
present original

MAP No. 25N/13E SUB AREA Financial

DATE 1908-11 Building permit 11/20/1908
source

ARCHITECT Shepley, Rutan & Coolidge (permit)
source

BUILDER Norcross Brothers Co. (permit)
source

Boston Safe Deposit
 OWNER and Trust Company /
original present

PHOTOGRAPHS 7 2/3*80

USE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) commercial (bank&offices)

NO. OF STORIES (1st to cornice) 10 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone marble concrete iron/steel/alum.

BRIEF DESCRIPTION Beaux Arts early skyscraper, U-plan above 3rd, with U facing
Arch St. 5-bay principal facade on Franklin follows curve of street. Level
1 has 3 center 2-story arches with heavy keystones & modern sash, flanked
by iron torchiers. Main entrance in center bay, 2nd entrance offset left.
Side bays have entablatures supported on console brackets; cartouches above.
Name band above arches flanked by eagles & inscriptions "A.D.1875" and "A.D.

EXTERIOR ALTERATION (minor) moderate drastic 1908. "Row of 10 1/1 windows at 3
 (minor 1st floor alterations) followed by cornice, 7-story shaft

CONDITION good fair poor LOT AREA 12,000 sq. feet Orig.bldg.name
on frieze; dentil cornice.

NOTEWORTHY SITE CHARACTERISTICS Prominently sited, curved-front building in
U-plan. Side facades on Arch & Devonshire are very similar to Franklin, all
have original 1st fl. iron window grates.

SIGNIFICANCE (cont'd on reverse)

Monumental Beaux Arts bank office building with all-marble facades in pristine condition; notable for its prominent location, curved front facade and restrained Beaux Arts detailing; significant as the work of a nationally-known Boston architectural firm for a leading Boston financial institution.

Architects George Foster Shepley (1860-1903),
Charles H. Rutan (1851-1914) and Charles A.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Coolidge (1858-1936) were all employed in the office of the eminent Boston architect H.H. Richardson and upon his death in 1886 formed a partnership to complete Richardson's unfinished work. They became nationally known and designed such distinguished Boston buildings as the Ames Building, Chamber of Commerce, and South Station Terminal.

The builder of the Boston Safe Deposit and Trust Company, Norcross Brothers is also well-known in connection with Richardson buildings such as Trinity Church. This firm of master builders has traditionally been praised for their fine workmanship and technical excellence.

86-102 Franklin was constructed for the Boston Safe Deposit Company, which was established in 1875 and remained at this location at least through the 1960's.

According to the Architectural Club Yearbook, the exterior stone used in this building is Plateau white marble from the quarries of Norcross-West Marble Company, Dorset, Vermont.³

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rental brochure dated 1926 with illustration, statement of assets and floorplan, Rice-Mank collection, Bostonian Society.
2. Bacon, The Book of Boston (1916) p. 215
3. Architectural Club Yearbook, 1909, p. 221 (adv. with illus); also architects rendering and plans for 1st and 2nd floors (no page #)



ADDRESS 200 Franklin St COR. 58-130 Congress St. 74 Pearl St., Milk St.

NAME Parking Garage Unit 3

present original

MAP No. 25N/13E SUB AREA Financial

DATE ca. 1953 no permit
source

ARCHITECT unknown

source

BUILDER

source

OWNER City of Boston

original present

PHOTOGRAPHS * 2246-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) parking facility

NO. OF STORIES (1st to cornice) three plus

ROOF none cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Reinforced concrete 3-level structure, its Franklin St. facade ornamented with large, rectangular, metal grillwork panels.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 67,899 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Occupies entire block.

SIGNIFICANCE (cont'd on reverse)

Non-contributory.

Building Dept. records contain a permit for the City of Boston to demolish structures located on this site. The date of the current structure is, therefore, undoubtedly ca. 1953.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Dept. Records.

ADDRESS 272-276 Franklin COR. 65-67 Batterymarch

NAME

presentoriginalMAP No. 25N/13ESUB AREA FinancialDATE 1877permit 10-9-1877

source

ARCHITECT

Abel C. Martin

permit

source

BUILDER

Standish & Woodbury

source

OWNER

Henry GuildoriginalpresentPHOTOGRAPHS * 2/75, 2/76-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) mercantile, one store

NO. OF STORIES (1st to cornice) four plusROOF flat cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone brownstone concrete iron/steel/alum.
 common with Flemish variation

BRIEF DESCRIPTION 8x8 bay Queen Anne structure with 1 bay beveled corner, retaining original storefront treatment of stone banded brick piers interspersed with cast iron piers. Asymmetrical facade arrangement. Franklin St. facade features rectangular fenestration with stone sills & lintels. Projecting piers, stone banded with carved caps, incorporating bays 2-3 & 6-7, culminate in stone ^{triangular} pediments with panelled brick infill. Brick corbel table & stone belt course over level 3. Corbelled chimneys, & EXTERIOR ALTERATION minor moderate drastic projecting brownstone caps at corners.
 4th story windows have glass brick infill.

CONDITION good fair poor LOT AREA 3502 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site, in area of mixed 19th & early 20th c. structures; large vacant area to rear across Jenton Way. Batterymarch facade similar, utilizing some round arched fenestration incorporating levels 2 & 3.

SIGNIFICANCE (cont'd on reverse)

Building architecturally significant as late example of work by Boston architect, well known in his time, yet today an obscure figure; this building is one of only two known examples of his work in the CBD. Also, is almost totally intact example of early Queen Anne style, now rare in downtown area, as well as example of type of building constructed in decade after the Great fire of 1872 to house area mercantile firms, & replace the predominant granite warehouses.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Abel C. Martin studied engineering at Scientific School of Harvard, & subsequent entered office of Arthur Gilman. Later, was partner to S.J.F. Thayer until 1867 when he studied & travelled abroad for a year. Active in Boston till his death at 48, in 1879. Member of American Institute of Architects and a founder of Boston Society of Architects. Designer of many buildings in & around Boston, including shops, dwellings, warehouses, hotels, schools and churches. A nearby example of his work is across the street at 281-285 Franklin St.

In 1930, the building housed E. Ide Nemours duPont & Co, dyestuffs.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register individual listing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. American Architect and Building News, v. VI, no. 202, Nov. 8, 1879, p. 145.
2. Boston Directories.
3. Building Dept. Records.

ADDRESS 33-39 Franklin St COR. 63 Hawley St.NAME Filenes (rear section)
present originalMAP No. 25N/12&13E SUB AREA RetailDATE 1905 Building permit 4/27/1905
sourceARCHITECT Peters and Rice (permit) sourceBUILDER L.D. Willout & Son (permit) sourceOWNER Geo. P. Upham
Estate / original presentPHOTOGRAPHS 6 1/1*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) "one store" (permit)NO. OF STORIES (1st to cornice) 10 plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone granite concrete iron/steel/alum.BRIEF DESCRIPTION Turn-of-the-century Commercial Style building with free classical accents, 7 bays on Franklin and 5 on Hawley, entrances at corner bays. Large chamfered granite storefront pilasters with Greek fret design carved in capitals. Second story is granite, with chamfering at jambs of paired sash. Above, 6-story red brick piers flank 6-story recessed metal window units with paired sash & decorative spandrels. Bldg. terminates with simple EXTERIOR ALTERATION minor moderate drastic recessed brick spandrels.CONDITION good fair poor LOT AREA 5565 sq. feetNOTEWORTHY SITE CHARACTERISTICS Corner building now part of FilenesDepartment store and interconnected with other Filenes buildings on the block.

SIGNIFICANCE (cont'd on reverse)

Fine example of its style, largely intact, with notable details such as the wide granite pilasters with exaggerated chamfering and carved capitals.

Architects William C. Peters and Arthur Wallace Rice (1869-1938) practiced together from 1896 to about 1906, when Rice joined with J. Harleston Parker and Douglas H.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Thomas to form the better known firm of Parker, Thomas and Rice, which designed many downtown commercial buildings including R.H. Stearns, the William Lawrence Building at 83-87 Devonshire, Minot Building at 103-111 Devonshire, and State Street Trust Company at 10 Congress.

The original tenant was the Jones, McDuffee and Stratton Company, established in 1810 and formerly located on Federal Street. The firm sold crockery, glass, pottery, lamps and gifts and occupied all 10 floors of the building. Filenes Dept. Store expanded into the building sometime in the 1920's or

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Adv. for Jones, McDuffee & Stratton, 1907 Boston City Directory, p.2
2. 1906 photo showing original storefront (Bostonian Society, Franklin St. file)

ADDRESS 41-47 Franklin COR. 76-82 Hawley
(rear on Snow Place)NAME Suffolk-Franklin Savings/
present originalMAP No. 25N/13E SUB AREA Retail
Erected after the Great FireDATE 1873-4 of 1872. Occupied by 1874
attributed to source (no permit)ARCHITECT Bryant and Rogers (see significance
source section)

BUILDER _____

1874 Atlas owner: source

OWNER Edward A. White, et al./
original presentPHOTOGRAPHS 6 2/4*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential commercialNO. OF STORES (1st to cornice) 5 plus _____ROOF flat cupola domersMATERIALS (Frame) clayboards shingles stucco asphalt asbestos alum./tinyl
(Other) brick stone granite concrete iron/steel/alum.BRIEF DESCRIPTION Neo Grec post-fire commercial building with 6-bay granite front, truncated corner bay and 9-bay brick and stone-trimmed side elevation. 1960's storefront in compatible style. Levels 2-5 have regularly spaced openings graduated in size, chamfered at the head and jambs, with modern sash. Banding between stories. Incised line decoration on piers between bays 2 & 3 and 5 & 6 at level 2 and on side piers at level 3.
EXTERIOR ALTERATION none moderate drastic (altered storefront) 3.
(modern parapet added at roofline)CONDITION good fair poor _____ LOT AREA 5484 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site. First bldg. in row of what was originally 5 (see also 57-63 and 65-71 Franklin). Bldg. has 9-bay side elevation and 6-bay rear elevation on Snow Place, the latter is brick with stone trim.

SIGNIFICANCE (cont'd on reverse)

The restrained simplicity of this granite facade reflects the continuing influence of the "Boston Granite" style of commercial architecture during the period just after the Great Fire of 1872. The building is notable for its straightforward trabeated granite front enlivened by judicious use of the type of incised line decoration popular in the 1870's. The building is part of a row which originally included all 5 parcels between #41 and #71 Franklin and which appears almost certainly to have been

Significance (cont): Shepard, bookstore; (2) Wm. Ware & Co, bookstore, office
(3) L. Prang & Co, chromos &c (2,3) vacant rooms; (4,5) E. Fleming & Co.
bookbinders.¹ Of these, Lee & Shepard, Wm. Ware & Co. and E. Fleming are
all listed at this address by 1874.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

all the work of the esteemed 19th century architect Gridley J. F. Bryant^A and his
The attribution to Bryant and his junior partner, Lewis Rogers, is based
on a building permit for #65-71 Franklin Street, corner Arch Street³, one
in a row of five granite commercial buildings of the same design erected ju
after the Great Fire. The corner building at #65-71, which is a mirror imag
of #41-47, was erected in 1873-4 for Edward A. White, et.al., Trustees., als
owner of #41-47, and ^{was} designed by Bryant and Rogers. Bryant (1816-1899) trai
under Alexander Parris and began practice in Boston in 1837. In the followi
years, Bryant carried on what was said to be the largest and most lucrative
practice in the city. Among his best-known surviving works are the Old
City Hall (with Arthur Gilman), Suffolk County Jail, State Street block,
Mercantile Wharf, and Transcript Building. Bryant also designed the earli
granite commercial buildings which were erected on the same site in the 18
The earlier commercial row replaced Bulfinch's 1793 Tontine Crescent,..a
brick residential row previously located along this curved portion of Frank
According to Building Department records, the storefront (originally cas
iron piers) was modernized in 1946 and ^{was redone} again in 1966 by the firm of Bastill
Neiley, which copied design elements from the upper floors.

Whiting's survey of 1877 lists the following early tenants: (B,1) Lee &

Preservation Consideration (accessibility, re-use possibilities, capacity (cont. abo
for public use and enjoyment, protection, utilities, context)

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

1. Whiting, John. A Schedule of the Buildings and Their Occupancy... (1877)
2. Suffolk County Courthouse, book 1155, p.121 (site plan)
3. See permit for building at "Franklin, corner Arch", presently incorrectl
filed under 51-55 Franklin St.

43-69 Franklin St.

LOOKING UP FRANKLIN STREET from a picture taken in 1933.

U.S. Mass. Bldg. Survey

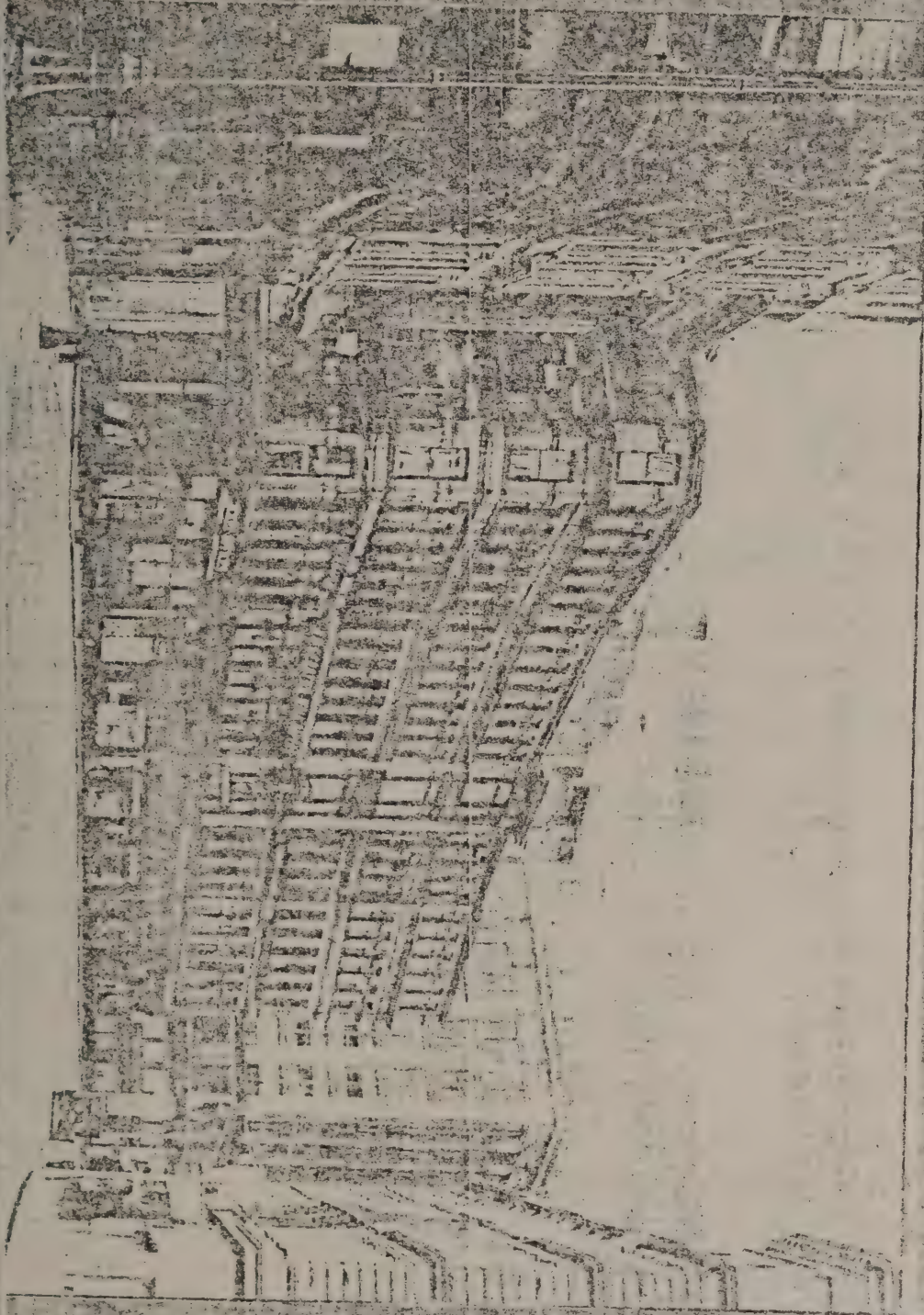


Photo in 1933

BL 100
201-101

ADDRESS 49-51 Franklin COR.
Oratory of St.NAME Thomas More (same)
present originalMAP No. 25N/13E SUB AREA RetailDATE 1935-6 (Building Dept. records)
source (no permit)ARCHITECT Richard Shaw (newspaper article)¹
sourceBUILDER _____
sourceOWNER Archbishop of Boston/
original presentPHOTOGRAPHS 6 2/5*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential Catholic chapel, church publishing and social
service officesNO. OF STORIES (1st to cornice) 5 plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast stone concrete iron/steel/alum.

BRIEF DESCRIPTION Moderne Catholic chapel and office building. Single wide recessed arched entry with intact soffit decoration and double-leaved metal doors. Shield above door and cross at left. Upper stories have five 4-story vertical window bays with small-paned sash, flanked by moderne side pilasters. Cable fluting along topmost spandrel.

EXTERIOR ALTERATION none moderate drastic _____CONDITION good fair poor _____ LOT AREA 3050 sq. feetNOTEWORTHY SITE CHARACTERISTICS Rear facade on Snow Place (alley)

SIGNIFICANCE (cont'd on reverse)

#49-51 Franklin and the adjacent building at #53-55 Franklin break the continuity of what was previously a row of largely identical post fire granite commercial buildings extending from 43-71 Franklin Street.

However, because the two buildings are of roughly the same height and were constructed with materials compatible to the earlier buildings, they do not cause as abrupt an interruption in the street pattern.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The building was acquired by the Archdiocese in 1934 & altered both in side & exterior (new facade). It was used to house a chapel, church offices, and the Pilot newspaper, a church publication. It is still used for the same purposes, and the chapel is notable for its largely intact moderne interior.

The moderne structure stands on the site of Bulfinch's Tontine Crescent of 1793, which was torn down in the 1850's and replaced with the first generation of commercial buildings.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Sunday Globe, New England Magazine, November 30, 1975, p. 57.

ADDRESS 53-55 Franklin COR.

NAME _____

presentoriginalMAP No. 25N/13E SUB AREA RetailDATE c. 1963 see significance section
source (no permit)

ARCHITECT _____

source

BUILDER _____

source

OWNER _____

originalpresentPHOTOGRAPHS 6 2/5*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Catholic bookstore and officesNO. OF STORIES (1st to cornice) 5 plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast stone concrete iron/steel/alum.

BRIEF DESCRIPTION Simplified version of #49-51 Franklin. Later permastone storefront. Pier and spandrel upper stories, all identical, with no decoration. Wide top spandrel.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 3050 sq. feetNOTEWORTHY SITE CHARACTERISTICS Rear facade on Snow Place (alley)

SIGNIFICANCE (cont'd on reverse)

#53-55 and the adjacent building at #49-51 Franklin Street break the continuity of what was previously a row of largely identical post-fire granite commercial buildings extending from 43-71 Franklin Street.

However, because the two 20th century buildings are of roughly the same height as the earlier structures and are constructed with compatible materials, they do not cause as abrupt an interruption in the street pattern.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

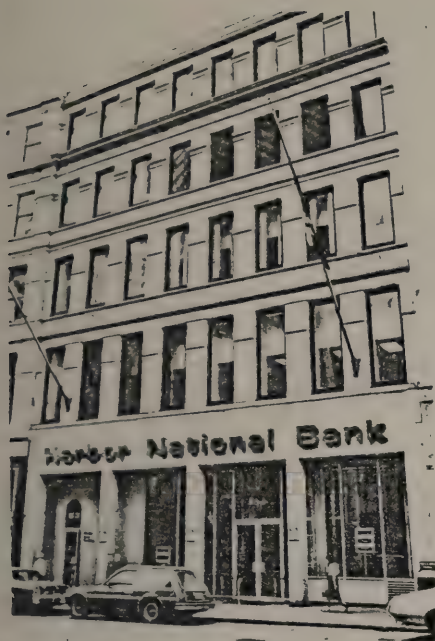
#53-55 Franklin replaced a pier and spandrel commercial building which was the first to break the unity of the post-fire granite block.

The Archdiocese of Boston acquired the building in 1962. The present facade was probably erected shortly thereafter. The archdiocese archives contain blueprints for interior alterations dated 1963.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 57-63 Franklin COR.

NAME _____

presentoriginalMAP No. 25N/13ESUB AREA RetailDATE 1873-4 1872, Occupied by 1874.source (no permit)ARCHITECT attributed to
Bryant and Rogers (see significance
source section)

BUILDER _____

1874 Atlas owner: sourcePresident & FellowsOWNER of Harvard College/originalpresentPHOTOGRAPHS 36 2/4. 2/5*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential commercialNO. OF STORIES (1st to cornice) 5 plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite concrete iron/steel/alum.BRIEF DESCRIPTION Part of a row of granite post-fire commercial buildings
(see also 43-45 and 45-71 Franklin St.). Modernized storefront. Upper four
floors of regularly-spaced windows with openings graduated in size on the
upper floors and chamfered at the head and jambs. Banding between stories.
Cornice sets off top floor. Copper gutter at roofline.EXTERIOR ALTERATION minor moderate drastic storefront modernizedCONDITION good fair poor LOT AREA 5964 sq. feetNOTEWORTHY SITE CHARACTERISTICS Part of a row. Rear ^{brick} elevation facing Snow Place.

SIGNIFICANCE (cont'd on reverse)

57-63 Franklin Street is part of a row which originally included all five buildings between 41 and 71 Franklin Street and which appears almost certainly to have been all the work of the esteemed 19th century architect Gridley J. F. Bryant. The row is notable for its straightforward trabeated granite front, which has a restrained simplicity reflecting the continuing influence of the "Boston Granite" style of commercial architecture. It is

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

associated historically with the dry goods industry, the major late 19th cen trade in the Summer St/Winthrop Square area.

The attribution to Bryant and his junior colleague, Lewis Rogers, is base on a building permit for #65-71 Franklin St., corner Arch Street,¹ one in the row of five granite commercial buildings of the same design erected for different owners just after the Great Fire. Bryant also designed the earlier granite commercial buildings erected on this same site in the 1850's, replac Bulfinch's 1793 Tontine Crescent. Bryant (1816-1899) trained under Alexander Parris and began practice in Boston in 1837. In the following years, he carr out what has been called the largest and most lucrative practice in the city designing such distinguished works as the Old City Hall (with Arthur Gilman), Suffolk County Jail, State Street Block and Mercantile Wharf.

Whiting's survey of 1877 lists the following early tenants: (B,1) Stebbin Grout & Co, jobbers of woollens; (2,4) Lewis Brothers & Co, commission dry goods; (3) Patrick Arklay, commission burlaps, linens and canvass; (5) Barne Ward & Co., storage of package woollens? Of these, Lewis Brothers and Co. is listed at this address as early as 1874.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. See permit for building at "Franklin, corner Arch", presently incorrectly filed under 51-55 Franklin St.
2. John Whiting, A Schedule of the Buildings and Their Occupancy....(1877)
3. Good photograph, dated 1934, Bostonian Society (Franklin St. file)



ADDRESS 65-71 Franklin St. ¹COR. 83-85 Arch St.

NAME	present	original

MAP No. 25N/13E SUB AREA Retail

DATE 1873-4 Building permit 3/27/1873 ¹
source

ARCHITECT Brvant and Rogers (permit)
source

BUILDER John W. Leighton (permit)
SOURCE

1874 Atlas owner:Edw.
OWNER A White et.al.Trus./

original present

PHOTOGRAPHS 36²/6*80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
non-residential commercial

NO. OF STORES (1st to cornice) 5 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone granite concrete iron/steel/alum.
(painted) (painted)

BRIEF DESCRIPTION Neo Grec post-fire commercial building with 6-bay, granite front, truncated corner bay, painted 9-bay brick and stone-trimmed side elevation, & 6-bay rear elevation. Modernized storefront. Levels 2-5 have regularly-spaced openings diminishing in size at upper levels, all chamfered at head & jambs, with modern sash. Banding between stories. Incised line decoration on piers between bays 2 & 3 and 5 & 6 at level 2 and on side

EXTERIOR ALTERATION minor moderate drastic piers at level 3.

CONDITION	(good)	fair	poor	LOT AREA	4831	sq. feet
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NOTEWORTHY SITE CHARACTERISTICS Part of a row, mirror image of #41-47 Franklin.
Corner site with side elevation on Arch and rear facing alley.

SIGNIFICANCE (cont'd on reverse)

65-71 Franklin Street is part of a row which originally included all five buildings between 41 and 71 Franklin Street and which appears to be all the work of the esteemed 19th century architectural firm headed by Gridley J.F. Bryant. Of the three remaining buildings, this is the only one documented to be by Bryant and Rogers.¹ The row is notable for its straightforward trabeated granite front, which has a restrained simplicity reflecting the continuing influence of the "Boston Granite" style of commercial architecture. It is

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

associated historically with the dry goods and clothing industry, the major late 19th century trade in the Summer St./Winthrop Square area.

Architect Gridley J.F. Bryant (1816-1899) trained under Alexander Parris began practice in Boston in 1837. In the ensuing years, he carried out what has been called the largest and most lucrative practice in the city, designing such distinguished works as the Old City Hall (with Arthur Gilman Suffolk County Jail, State Street Block and Mercantile Wharf.

Whiting's survey of 1877 lists the following early tenants: (B,1) Burrage Cole & Co, jobbers of woollens and Skinner, Goddard & Co, jobbers of tailor trimmings; (2,3,4,5) Knowles, Leland & Co, jobbers of ready-made clothing; (cut in fourth) Both Burrage, Cole and Knowles, Leland & Co. were listed at this address by 1874.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested " Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Permit^{now} filed under 51-55 Franklin. However, the permit says "Franklin corner Arch" and gives the owner's name as Edward A. White, the owner of #65-71 Franklin. (White did not own #51-55 Franklin) N.B. The original permit calls for a mansard roof; however, the building inspector's report of December, 1873 says the roof was flat.
2. John Whiting, A Schedule of the Buildings and Their Occupancy.... (1877)
3. Photo showing part of the original storefront, Bostonian Society (Frank St. file)





77-83
ADDRESS Franklin St. COR. 80-88 Arch St.
NAME The Columbian National
Life Insurance Company
present original
MAP No. 25N/13E SUB AREA Retail
DATE 1912 Building permit 2/17/1912
source
ARCHITECT Parker, Thomas and Rice (permit)
source
BUILDER George W. Harvey Co. (permit)
source
Columbian National
OWNER Life Insurance Co./
original present
PHOTOGRAPHS 5 2/6*, 37 1/5.80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
 (non-residential) insurance company offices

NO. OF STORIES (1st to cornice) 10 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick tan stone limestone concrete iron/steel/alum.

BRIEF DESCRIPTION 2nd Renaissance Revival office bldg., 5 dressed bays on Franklin, one dressed bay at truncated ^{alley} corner, and tan brick along alley. Rusticated ground floor piers, modern sash & doors. Levels 2-4 treated as a unit; bays separated by 3-story Corinthian pilasters supporting frieze inscribed w/ original bldg. name, dentil cornice. Simple shaft from 5th to 9th, with paired 1/1 windows at each Arch St. bay. Top story set off by banding, has EXTERIOR ALTERATION minor moderate drastic decorative pilasters separating 10 openings. Animal heads along stone cornice; roof parapet.

CONDITION good fair poor _____ LOT AREA 6573 sq. feet

NOTES ON THE SITE CHARACTERISTICS _____

CONDITION good fair poor _____ LOT AREA 6573 sq. feet _____
 NORTH-ARCTIC SITE CHARACTERISTICS _____

NOTEWORTHY SITE CHARACTERISTICS Irregularly-shaped building at corner parapet.

intersection; tan brick used along alley side.

SIGNIFICANCE (cont'd on reverse)

The Columbian National Life Insurance Company Building is a dignified, well-crafted example of the type of classically-styled office building popular in Boston during the early 20th century, particularly for banks and insurance companies. The building is notable for its irregular shape, intact quality, and distinctive, restrained limestone facade, the work of a well-known Boston architectural firm.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The building is one of a number of fine commercial structures designed by the firm of J. Harleston Parker (1873-1930), Donald H. Thomas Jr. (1872-1915) and Arthur W. Rice (1869-1938). Parker completed four years of advanced training at the Ecole des Beaux Arts in Paris before returning to Boston and entering into partnership with Thomas in 1900. Rice became the third partner in 1907. An article on the firm written in 1913 notes that "...the most conspicuous characteristic of the work of Parker, Thomas and Rice...is...its persistent good taste...they always succeed in giving their buildings a positively agreeable and presentable appearance."² Examples in the Central Business District include the Lawrence Building (85 Devonshire), Minot Building (103-111 Devonshire), R.H. Stearns (140 Tremont), State Street Trust Company (10 Congress St.) and United Shoe Machinery Company (with Henry Bailey Alden).

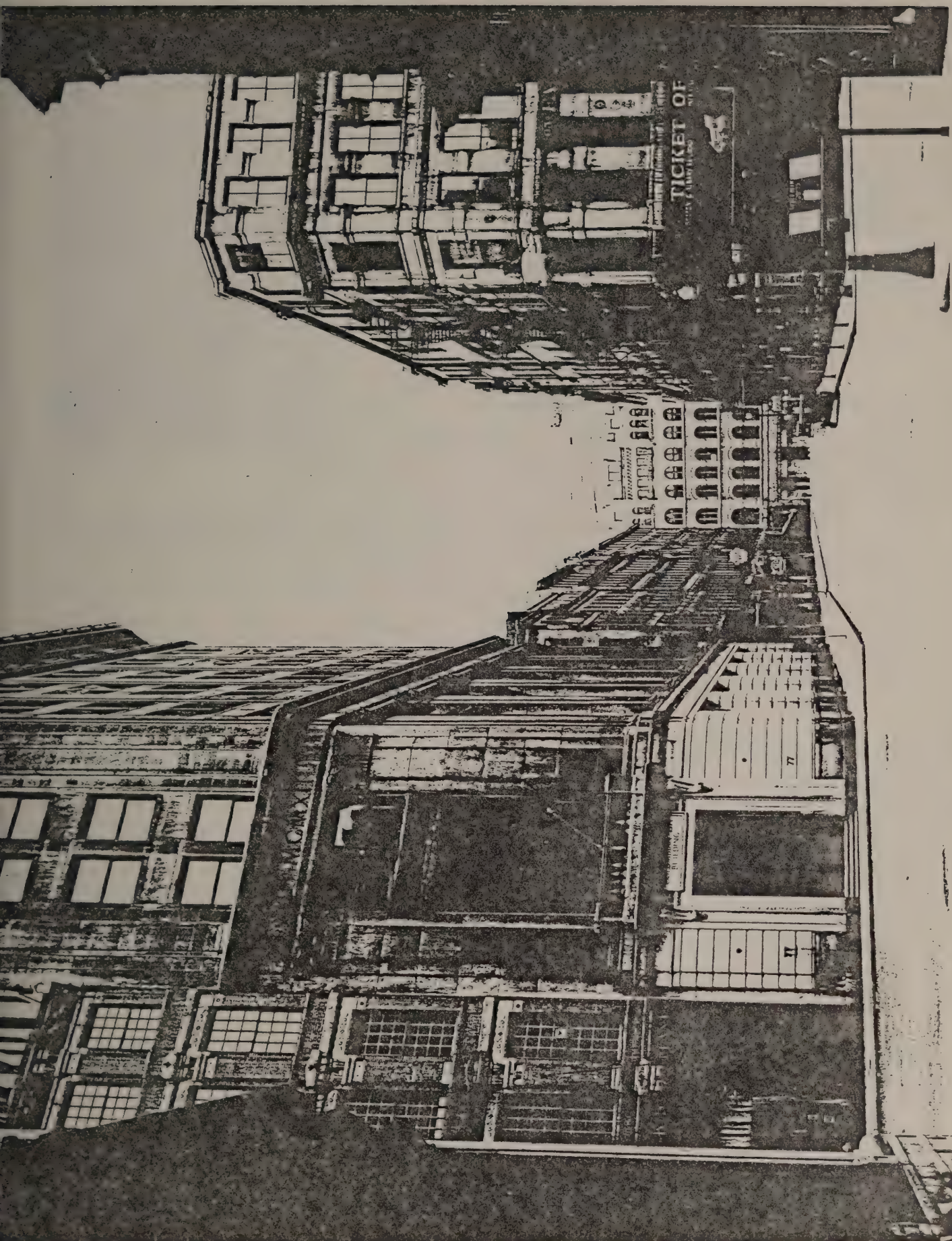
The building was occupied by the Columbian National Life Insurance Company in the 1960's, after which it housed the Hartford Life Insurance Company.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. American Architect and Building News, June, 1913. Vol.CIII, No.1957 (external photo and floorplan)
2. Architectural Record, Vol.34, 1913. p. 123 (article on the work of Parker, Thomas and Rice)
3. Photos, dated 1934. Bostonian Society (Franklin St. file) Shows original 1st fl. window grates and Franklin St. doors.
4. Typical floorplan and 1st floor plan, Bostonian Society (Rice-Mank collection)



77-83 Franklin

Looking N. on W side looking across Arch St. to No 6/3/34

Bostonian Society
photo



85-87
 ADDRESS Franklin St. COR.
 (thru to 217 Devonshire St.)
 NAME _____
 present original
 MAP No. 25N/13E SUB AREA Retail
 DATE 1873-75 Erected after the Great Fire
 of 1872; Occupied by 1875
 source (no permit)
 ARCHITECT _____
 source
 BUILDER _____
 1874 Atlas owner: source
 Wm. Sohler & Trus./
 OWNER Leverett Saltanstell
 original present
 PHOTOGRAPHS 6 2 1/2 * 80 (rear), 38 2 1/2 * 80 (front)

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 non-residential commercial

NO. OF STORIES (1st to cornice) 5 plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick - red stone sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION Neo Grec post-fire commercial bldg., 3 bays on Franklin in 1-2-1 pattern. 1st fl. modernized (lintel probably intact). Red brick upper floors with sandstone used for lintel courses, which are decorated with incised line patterns above windows, and for dentil bands between stories. Brick pilasters with unusual triangular capitals mark bay divisions. Stone dentil cornice. 6-bay red brick Devonshire (rear) facade with modernized

EXTERIOR ALTERATION minor moderate drastic storefront sandstone incised
 (storefronts modernized)
 CONDITION good fair poor LOT AREA 3418 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Front facade on Franklin, rear facade on
Devonshire St. in Winthrop Square.

SIGNIFICANCE (cont'd on reverse)

85-87 Franklin is notable for its polychrome brick and sandstone facade and incised line decoration and is one of a number of surviving 4-6 story mercantile buildings constructed in the area just after the Great Fire of 1872. Although these post-fire buildings were erected using a variety of styles and materials, their low-scale and similar fenestration patterns give the area a distinctive visual character; and 85-87 Franklin is an integral element in the streetscape. Similarly, the rear facade at 217 Devonshire is important as

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____
Agricultural	_____	Education	_____
Architectural	X	Exploration/ settlement	_____
The Arts	_____	Industry	_____
Commerce	_____	Military	_____
Communication	_____	Political	_____
Community/ development	_____		



Significance (include explanation of themes checked)

part of the "frame" around the new park at Winthrop Square.

rear elevation

Historically, 85-87 Franklin is associated with the city's dry goods industry, a leading 19th century trade centered in the Summer Street/Winthrop Square area. Whiting's survey of 1877 lists the following tenants: (B,1) W.L.Strong & Co., commission flannels and woollens; (2,3,4,5) Talbot, Wilmarth & Co, jobbers of woollens.² Both these firms are listed at this address as early as 1875.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Commercial Palace" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Two photos dated 1934, Bostonian Society (shows original storefront)
2. Whiting, John, A Schedule of the Buildings and Their Occupancy....

89-93

ADDRESS Franklin St. COR. 211-215 Devonshire St.NAME Wigglesworth BuildingpresentoriginalMAP No. 25N/13ESUB AREA RetailDATE 1873Bradlee drawings¹source (no permit)ARCHITECT N.J. Bradlee & W.T. Winslowsource (Bradlee drawings)BUILDER sourceEdwardOWNER Wigglesworth/originalpresentPHOTOGRAPHS 3 3/6*80TYPE (residential) single double row 2-fam. 3-deck ten apt.non-residential commercialNO. OF STORIES (1st to cornice) 5 (originally 4) plus ROOF flatcupoladomersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl(Other) brick red stone limestone concrete iron/steel/alum.granite trim

BRIEF DESCRIPTION Polychrome Panel Brick post-fire commercial bldg. which curves around corner. 10 bays on Franklin, 4 at curved corner and 13 on Devonshire (3-5-2-3 pattern). Intact cast iron storefront piers with Neo-Grec capitals & granite ^{stone} lintel. Red brick upper stories with limestone lintel courses & bands between stories. Lintels decorated with rosettes at 2 (1/1 sash) & incised lines at 3 & 4 (2/2 sash) Panel brickwork & sawtooth-
 PREVIOUS ALTERATION none moderate drastic

(5th story added in 1885)

CONDITION good fair poor LOT AREA 7009 sq. feet nice followed byNOTEWORTHY SITE CHARACTERISTICS ing of pilasters. Stone dentil cor-
later 5th story
of arched bays

Distinctively-shaped curved building at important intersection, prominently visible from several viewpoints.

SIGNIFICANCE (cont'd ed reverse)

The Wigglesworth Building is an imposing, prominently-sited structure of unusual shape and fine polychrome detailing significant as one of the finest of the "commercial palaces" constructed during the period just after the Great Fire of 1872. The building is one of the survey area's best and most intact examples of the Panel Brick style and is the work of one of Boston's leading 19th century architectural firms. Historically, it is significant as the location from 1876 to 1900 of the Abram French crockery company,

Significance (cont): "They are exquisitely fitted up and contain a few only of the choicest specimens of the work of those who rank highest among the makers of such pottery."⁴ The basement and upper floors were devoted to the wholesale department, which did business² throughout the U.S. and Canada.² The firm was said to employ 100 persons.² A complete description of the Free Co. stock can be found in Leading Manufacturers and Merchants (1885).²

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	X	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

which had a reputation as "one of the finest and undoubtedly one of the most extensive establishments in this line of trade on the American continent..."

Senior architect Nathaniel J. Bradlee (1829-1888) began his training at 17 in the office of George Dexter, where he remained for more than a decade later succeeded to Dexter's practice. In subsequent years he was said to have designed some 500 commercial buildings, many of which were destroyed by the Great Fire. In the CBD survey area examples of his work include 29-43 Temple the Marlboro Building at 391-405 Washington (with Walter T. Winslow), 64-70 Franklin St. (with Winslow), and the Hemingway Building at 2-16 Tremont and Phillips Building at 118-120 Tremont (both with Winslow and Geo. Wetherell). Winslow and Wetherell succeeded to the practice after Bradlee's death in 1888.

The 5th story was added in 1885.³ According to a note in the architectural file at the Boston Public Library, Peabody and Stearns did work of the building after a fire in 1884, and this work may have included the new 5th floor.

Abram French & Co. was founded in 1822 by Andrew T. Hall and later became French, Wells & Co, then Abram French & Co. The first floor of their Franklin building was "devoted to the display of the finest stock in New England of richly decorated goods"⁴ including special sets, artistic pottery, glassware, cutlery and silver plate. The art rooms on the first floor were advertised as "a delightful resting place for those who may be weary of the labor of shopping."

Preservation Consideration (accessibility, reuse possibilities, capacity, for public use and enjoyment, protection, utilities, context) (cont. above)

Part of suggested "Commercial Palace" National Register District.
Recommended for designation as a Boston City Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bradlee drawings, vol. 27, 1873, p. 124-144 (Boston Athenaeum)
2. Leading Manufacturers and Merchants of the City of Boston (1885) p. 99.A
3. According to Leading Manufacturers (see #2 above) the building had 5 floors. The firm's 1885 advertisement in the Boston City Directory refers to 5 floors; the next year, the advertisement was updated to read "6 floors and the basement."
4. 1885 Boston City Directory, p. 1649 (full-page advertisement) Also 1886, p.



214-226 Devonshire
 ADDRESS 109-123 Franklin StOR. 75-83 Federal
 (permit address: Devonshire)
 NAME State St. Bank & Trust Co. Bldg./75 Federal St.
present original Bldg.
 MAP No. 25M/13E SUB AREA Commercial Palace
 DATE 1929 permit 7-20-1929
source
 ARCHITECT Thomas M. James Co. permit
source
 BUILDER Thompson Starrett Co. Inc., NYC permit
source
 OWNER Rollins Building Trust, NYC
original present
 PHOTOGRAPHS *22⁵/4-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) banking & offices

NO. OF STORIES (1st to cornice) 22 plus

ROOF hipped cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick yellow stone cast stone concrete iron/steel/alum.

19x10x12 bay Art Deco office skyscraper with ziggurat massing.

BRIEF DESCRIPTION 2 story cast stone base features carved panels of bountiful harvest: fruited vine, birds, gatherers, pipers, etc; recessed bronze spandrels also depict various work themes. Central entry features fluted pilasters & figures in bas relief. Upper levels of brick, organized via piers & recessed spandrels. Copings repeat sculptural themes of base. Building crowned with gilded hipped roof penthouse.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 21,050 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding; trapezoidal plan.

SIGNIFICANCE (cont'd on reverse)

The most elaborately decorative Art Deco skyscraper standing in Boston, this highly significant structure also retains much of its fine period lobby interior. An exceptionally fine office building design by specialist in bank architecture, it also reflects the new set back legislation which virtually doubled the scale of downtown Boston. Historically, the building is significant as home, from its construction, of the Second Bank of Boston, which later merged with the State Street Trust Co.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Internationale des Arts Decoratif & Industriels Modernes of 1925. Art Deco was an attempt to unite industry & the arts, as is apparent on this structure, with decorative sources in Egyptian & Mayan art, Cubism, Fauvism, & Expressionism.

A c. 1930 rental brochure¹ advertises the building as "a 21 story office & banking buildingwith light on 4 sides & located in the heart of the financial, banking & insurance sections, convenient to all parts of Boston & within a short distance of railroad terminals & all systems of transportation."

Thomas M. James (1875-1942) was a specialist in designing bank buildings. He was founder & former president of Thomas M. James Co., architectural engineers, as well as member AIA, BSA & BA Club. Other Boston works are the Houghton-Mifflin Building at 3 Park St. (where he also had his offices), and the Shubert Theater. He also designed the E. Cambridge Savings Bank in 1931, with sculptural work by N.Y. sculptor Paul Fjelde; it is entirely possible that Fjelde may have collaborated with James on this building also.

Originally occupying the entire first floor was the 2nd National Bank of Boston (111 Franklin St.) The 2nd National was incorporated as the Granite Bank in 1832, and was organized as the National Bank in 1864. In 1955, it joined with State Street Trust Co. with head offices at 111 Franklin St. In 1960, the bank became State Street Bank & Trust Co.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context) (cont. below)

Recommended for National Register listing as part of Commercial Palace District.
Recommended for designation as Boston City Landmark.

(cont.)

Co., and still occupies the street floor.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bostonian Society Rice-Mank Collection, rental brochure for "Seventy-five Federal St.," Cross & Brown Co., agent. Architect's rendering & floor plan.
2. Architectural Forum, v. 77, Sept. 1942, p. 194, obituary.
3. Boston Herald, July 9, 1942, p. 19, obituary.
4. Tucci, Douglas Shand, Built in Boston, 1978, p. 223.
5. State Street Events, 1931.
6. Boston City Directories.
7. Plan #3161 B8 located in director's office at BPL.
1929
8. Unavailable were plans & other materials in hands of Trustees of 75 Federal St.



Seventy-five Federal Street

FACING FEDERAL, FRANKLIN AND DEVONSHIRE STREETS

Entrance from each Street

- E 86 -

139

Bostonian Society, Rice-Thank Letter

~~Bostonian Society~~

Congress St.
Pearl St.ADDRESS 185 Franklin St. COR. 110 High St.NAME New England Telephone Headquarters Building
present originalMAP No. 25N/13E SUB AREA FinancialDATE 1947 (cornerstone) permit 11-29-1946
addition: 1966 sourceARCHITECT Cram & Ferguson permit
addition: Hoyle, Doran & Berry
sourceBUILDER Turner Construction Co.
sourceOWNER N.E. Telephone & Telegraph Co.
original presentPHOTOGRAPHS * 224/1-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential officesNO. OF STORIES (1st to cornice) twenty plus 13 at rear additionROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone & concrete iron/steel/alum.
polished mauve graniteBRIEF DESCRIPTION 7x10 bay steel frame skyscraper in Art Moderne style, featuring 4 story base with geometrically decorated polished granite cladding 1st story and enframing 4 story entry with its bronze louvered infill & surmounting raised bell emblem. Vertical window bands with geometrically designed metal spandrels incorporate levels 2-4. Upper levels organized via pier & spandrel system, featuring inner core which climbs dramatically to various roofline setbacks, with geometrically ornamented copings. Sympathetically
EXTERIOR ALTERATION minor moderate drastic designed rear addition.CONDITION good fair poor LOT AREA 76,606 sq. feetNOTEWORTHY SITE CHARACTERISTICS Monumental freestanding structure, incorporating entire block.

SIGNIFICANCE (cont'd on reverse)

Monumental structure, architecturally significant as design by major Boston architectural firm, as well as only Art Moderne skyscraper located within Financial District. In an area of modern glass & steel high rise office towers, its solid qualities of monumentality and endurance, the visual strength of its materials, and its varied skyline, contribute in a major way to the streetscape. Furthermore, it is historically significant as the headquarters of a major public service company, whose image is

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal- _____	Conservation _____	Recreation _____
Agricultural _____	Education _____	Religion _____
Architectural <u>x</u>	Exploration/ _____	Science/ _____
The Arts _____	settlement _____	invention _____
Commerce _____	Industry _____	Social/ _____
Communication <u>x</u>	Military _____	humanitarian _____
Community/ _____	Political _____	Transportation _____
development _____		

Significance (include explanation of themes checked above)
symbolized by the building's characteristics.

Although the designing firm was Cram & Ferguson, both Ralph A. Cram (1863-1942) and Frank Ferguson (1861-1926) had died. Cram had been a "distinguished ecclesiastical architect, philosopher, and author, in the last years of his life America's leading exponent of the Gothic revival."¹ Ferguson was associated with the firm from 1897 until his death. During Cram's retirement & after his death, the firm continued under the same name. When the N.E. Telephone Headquarters Building was constructed, the senior partners were John T. Doran & Oscar H. Cederlund. The addition was designed by Hoyle, Doran & Berry, successor firm to Cram & Ferguson. During Cram's lifetime, Cram & Ferguson designed the Art Deco Post Office Building in Post Office Square; Hoyle, Doran & Berry designed the McCormack State Office Building at 1 Ashburton Place.

The lobby of the building retains the original life-sized mural by Dean Cornwell of "Telephone Men & Women at Work," completed in 1951. It portrays pioneers of the telephone, contemporary telephone men & women, and those telephone people who, during times of emergency, have rendered heroic public service.²

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Withey, H.F. and E.S. Withey, Biographical Dictionary of American Architects, (Deceased), 1956.
2. "Telephone Men and Women at Work - a Mural by Dean Cornwell," pamphlet available in lobby of New England Telephone Headquarters.
3. Building Dept. Records.
4. Boston Picture File, Boston Public Library, Fine Arts Section; photographs.
5. One-Man Architects File, " " " " " " " " " " " "
6. 1971 World Almanac, p. 656.

ADDRESS 239-45 Franklin St. COR. 142-50 High 80-8 Pearl, 51-77 OliverNAME State Street Bank Building
present originalMAP No. 25N13E SUB AREA FinancialDATE 1964 Bldg. permit 2-10-64
sourceARCHITECT Pearl Street Assoc. "
sourceBUILDER Gilbane Bldg. Co. Providence, R.I. "
sourceOWNER Boston British Properties, Inc.
original presentPHOTOGRAPHS 23³/₁, *23³/₂, 23⁴/₅-80.TYPE (residential) single double row 2-fam. 3-deck tan apt.
non-residential bank and officesNO. OF STORIES (1st to cornice) thirty-four plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION

Steel frame modern office tower with skin of glass, metal, & precast concrete & stone conglomerate. Four-story base, organized into central section with 2 wings, featuring deeply recessed glass walled entries. Central tower, with its crisp basketweave of concrete, expresses its columns through base structure to street, minimizing effect of base as podium. Offset corners provide for 8

EXTERIOR ALTERATION minor moderate drastic corner offices.CONDITION good fair poor LOT AREA 75,587 sq. feetNOTEWORTHY SITE CHARACTERISTICS Colossal structure in heart of financial district,
occupying entire block.

SIGNIFICANCE (cont'd on reverse)

The State Street Bank Building was "an early private venture that furthered the renewal plan (of the CBD) by reinforcing the financial district.....With its completion and the Merchants, the plan to revitalize the financial district began to work."¹

"The design for this office tower derived from an effort to break away from stereotyped office design and move toward more efficient relation and ratio of circulation to office space....."

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	x	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The lower floors of the building are compatible with the heights and a certain rustication of surrounding 19th c. architecture, and the tower, with its precise pattern of precast units, expresses the impact of modern technology on the urban scene. The structure makes a significant contribution to the skyline of Boston, and to the streetscape of 19th and 20th c. architecture.

The building was designed by Pearl Street Associates, a joint venture of F. A. Stahl & Assoc., Hugh Stubbins & Assoc., and Le Messurier Assoc. Hugh Stubbins was architect of the Federal Reserve Bank, along with W. LeMessurier, and F. A. Stahl designed the office building at 70 Federal Street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architecture Boston, 1976, pp. 18-9. illus.
2. Hugh Stubbins, 1976, pp. 48-9. illus.
3. Architectural Forum, June 1964, p. 84.
4. Sunday Herald Advertiser, Nov. 10, 1974, section 3, p. 41.
5. 1971 World Atlas, p. 656.
6. BPL Architectural Picture File, illus.
7. Building Dept. Records.
8. Codman Survey, 1973.

ADDRESS 253-277 Franklin St.NAME Putnam Building Cummings Building
present originalMAP No. 25N/13E SUB AREA FinancialDATE c.1924-1927 no permit
sourceARCHITECT unknown sourceBUILDER unknown source1928 Atlas
OWNER Heirs of Moses Kimball
original presentPHOTOGRAPHS *26²/3-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) officeNO. OF STORIES (1st to cornice) six plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick rear stone cast concrete iron/steel/alum.
paintedBRIEF DESCRIPTION 26x12x10 bay pseudo curtain wall office block with Gothic Revival decorative vocabulary. 2 bay beveled corner at Oliver & Franklin. 1st story renovation retains original piers with ogee arch motif at Batterymarch & Wendell St. corner. 2nd level infilled with modern aluminum sash windows. Fenestration at upper levels organized via 4 groups of 3 windows flanking paired windows, separated by panelled cast stone piers terminating in ogee arches & floral motifs. Decorative metal spandrels &EXTERIOR ALTERATION minor moderate drastic panelled mullions. Deeply carved storefront
CONDITION good fair poor LOT AREA 10,209 sq. feet fruit & vine cornice band with par-
apet punctuatedNOTEWORTHY SITE CHARACTERISTICS Freestanding, occupies entire block; facade treatment extends around one unit at each end of Wendell St. Flanked by large parking lots on Wendell & Franklin. In area of Federal Reserve Bank, State St. Bank & Batterymarch Buildings, as well as 19th c. structures.

SIGNIFICANCE (cont'd on reverse)

Cummings Building significant as example of precursor to modern curtain-wall structure, and as late example of neo-Gothic vocabulary as applied to an office building. Although the street level has been modified, the building nevertheless contributes architecturally to the streetscape of varied stylistic characteristics.

There was a Cummings Building located on this site as early as 1917; however, the 1922

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Atlas indicates that it was one of two buildings located here, separated by Hamilton Alley which ran from Wendell to Franklin Streets. In 1928, the Atlas shows one 6 story structure owned by heirs of Moses Kimball, indicating a building date of c. 1923-1927. In 1930, the Cummings Building held a miscellaneous occupancy, primarily the offices of manufacturing concerns, such as hardware, machinery, food processing, and chemicals.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1922 & 1928 Atlases of Boston Proper.
2. Boston Directories.
3. Bostonian Society Photo File, "Fort Hill Square," photo of 1934 pictures Oliver St. end of Cummings Building.

ADDRESS 281-5 Franklin St COR. Batterymarch St.

NAME

presentoriginalMAP No. 25N/13ESUB AREA Custom House MarketsDATE 1878 - upper 2 stories Bldg permit 6-4-78
added pre-1898 sourceARCHITECT Abel C. Martin "
sourceBUILDER William M. Rumery "
sourceOWNER Henry G. Dorr
original presentPHOTOGRAPHS * 295/4 - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) one store and storage aboveNO. OF STORIES (1st to cornice) six plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone sandstone concrete iron/steel/alum.
stretcher bond trimBRIEF DESCRIPTION Panel Brick style mercantile building, 9X3 bays with 1 bay
beveled corner. Features original cast iron storefront(now infilled), & main
entry at corner. Round arched windows include both 2nd & 3rd levels. 3rd bay
deeply recessed & without fenestration, & 4th bay has window only at 4th level.
5th & 6th level windows rectangular with sandstone trim. Corbel course between
3rd & 4th levels. Brick corbelled cornice. Fire escape mars Franklin St. facade.EXTERIOR ALTERATION minor moderate drasticCONDITION good (fair) poor partially vacant LOT AREA 2139 sq. feetNOTEWORTHY SITE CHARACTERISTICS Corner site within block of 19th c. buildings.Faces monumental Batterymarch Building. Batterymarch St. facade similar to main facade.

SIGNIFICANCE (cont'd on reverse)

Building architecturally significant as late example of work by Boston architect, well known in his time, yet today an obscure figure. Also important as example of type of building constructed in decade after Great Fire of 1872 to house area mercantile firms, and replacing predominant granite warehouses.

Businessman Henry G. Dorr bought site from city of Boston; in addition to purchase price, he also had to level hill which was on spot. Remained in Dorr family until 1938. Design of building reflects interior organization, with first floor show room permitting large areas of light, & remaining 3 stories with relatively small windows reflecting need for little illumination. (4th story windows have

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

been enlarged.) By 1898, two upper stories had been added.

Abel C. Martin studied engineering at Scientific School of Harvard, & subsequently entered office of Arthur Gilman. Later, was partner to S. J. F. Thayer until 1867 when he studied & travelled abroad for a year. Active in Boston till his death at 48, in 1879. Member of A. I. A. and a founder of B. S. A. Architect of many buildings in & around Boston, including shops, dwellings, warehouses, hotels, schools and Churches. A nearby example of his work is across street at 272 Franklin St.

Originally occupying the building was Edward E. Rice & Co., dyestuffs, first located here in 1879.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Student paper for Prof. Sekler on file at Carpenter Center, Harvard U.
2. American Architect and Building News, v. VI, no. 202, Nov. 8, 1879, p. 145.
3. 1898 City of Boston Atlas
4. Building Department Records.



ADDRESS 295 Franklin CPP. 82-4 Wendell St.
 NAME present original
 MAP No. 25N/13E SUB AREA Custom House Markets
 DATE c. 1870-2 no permit
source
 ARCHITECT unknown source
 BUILDER unknown source
 OWNER Edward & Bridget Kelly
William Boardman
original present
 PHOTOGRAPHS * 26 7/2 - 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus
mansard, slate, with red
 ROOF scalloped coursing cupola dormers five -triangular

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick pressed stone brownstone concrete iron/steel/alum.
common with Flemish variation & granite

BRIEF DESCRIPTION 4 bay structure combining 2nd Empire & medieval stylistic vocabulary. Ground floor retains brick piers with b/s caps & granite bases; granite lintel extends down eastern facade, now infilled. Rectangular fenestration with wide b/s sills & narrow lintels, except projecting brick segmental window caps at 4th level. Projecting facade gable supported by b/s corbels, rises from 3rd level, containing one segmental arched window & b/s medallion with "B" in peak. B/s bracketed cornice.

EXTERIOR ALTERATION minor moderate drastic storefront

CONDITION good (fair) poor upper stories appear
vacant; run- LOT AREA 2340 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding, eastern facade curves, corresponding
to street pattern; located within
large block of predominantly 19th c. structures; faces s.e. facade of Batterymarch Bldg.

SIGNIFICANCE (cont'd on reverse)

Building architecturally significant as fairly intact 19th c. design, possibly from pre-fire period, as well as restrained example of early Victorian eclecticism. Also, is located with a large block of predominantly 19th c. structures.

Exact dating of this building is still tentative; however, certain facts point to 1872 or earlier. The 1874 Atlas pictures one building, its configuration identical to that currently standing, the Wendell St. half belonging to

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Charles Cotting, & the Franklin st. half to William Boardman. In Oct., 1872,¹ Edward and Bridget Kelly had sold 884 sq.ft. of property, located at Half Moon Pl. (Wendell St.), Sturgis St. (Franklin St.), and a passageway, the deed indicating that a building was in place. The plan included follows the same configuration as the 1874 Atlas. A plan c.1850, however, shows a building with an entirely different configuration, indicating that the 1872 building may well be that in place now. In 1874, the land of William Boardman was disposed of,² including the current property, cited as parcel #13, containing about 1570 sq. ft. and a building. John D. Bates received 1/3 of this property, presumably including parcel #13, since he is the 1883 owner. In 1885, Cotting also sold his portion of the site to Bates.³

The earliest known occupant was Edward E. Rice & Co., dyestuffs, such as soda ash, sal soda, sumac & indigo; he was located in the building from 1874-1878, when he moved to a new building at 281 Franklin St., still standing. A photo c. 1900 contains an excellent view of this structure, showing the occupants at that time to have been the Electric Cigar Factory & Co., & the National Coal Tar Co.⁶

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located in the National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

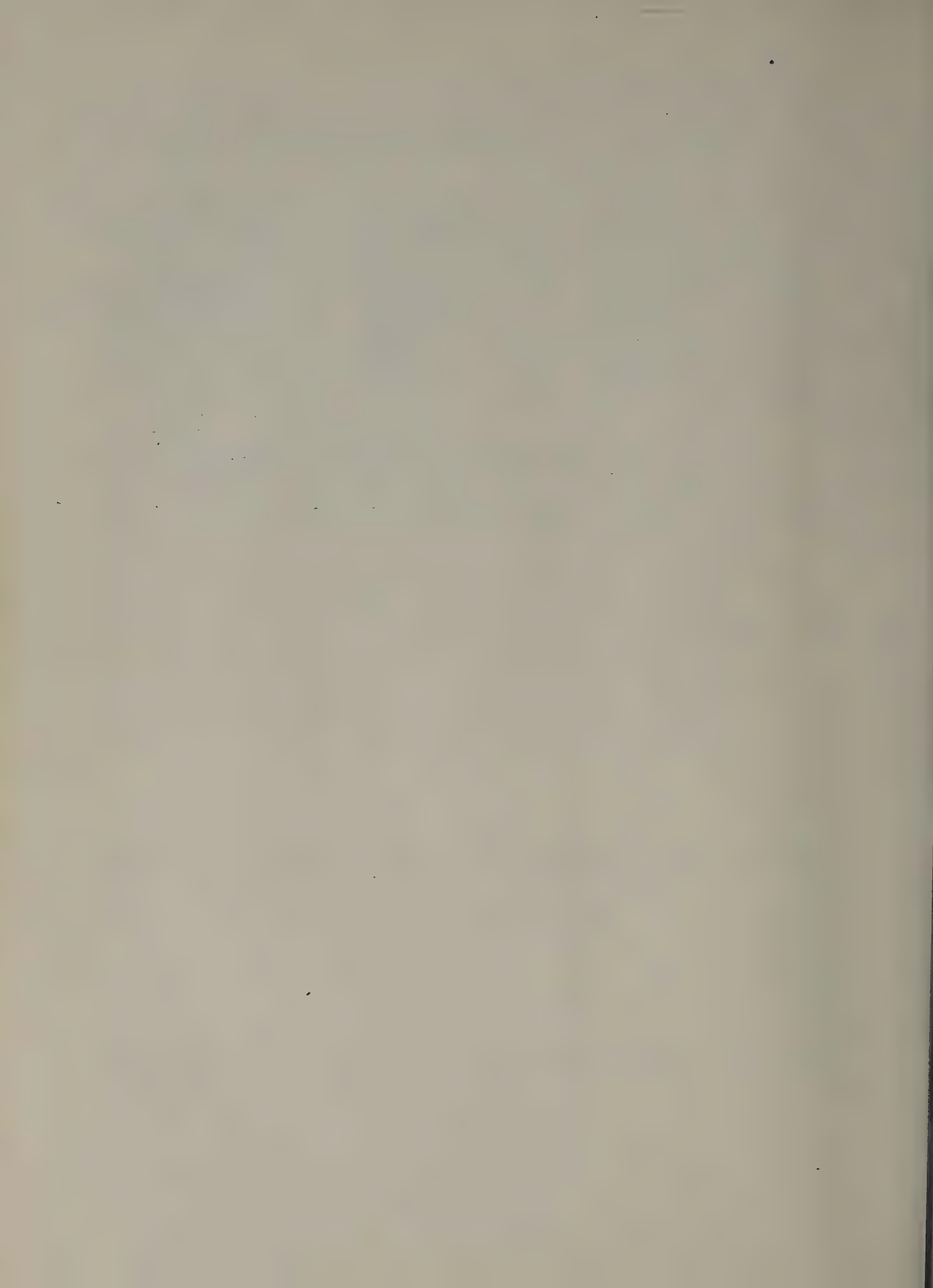
1. Suffolk County Registry of Deeds, 1128:128.
2. " " " " 1198:1.
3. " " " " 1674:145.
4. 1874 & 1883 Atlases of Boston Proper.
5. Whiting, John, A Schedule of Business Buildings & Their Occupancy, 1877, Boston Public Library, Fine Arts Section.
6. Print Dept., Boston Public Library, "A.H. Folsom Street Views," c. 1900, photo of 99-101 Broad St: excellent view of 295 Franklin St.
7. Boston Directories.

SS 295 Franklin Street

REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
1128:128	Edward & Bridget Kelley	Charles C. Lotting		884 Sq. ft. located at Half Moon Pl., Lurie St. & Passageway. Mention of brick party wall plan recorded 1128:128
1198:1	Deed of land of Wm. Boardman, Receiving 1/3	John D. Bates		includes Parcel #13, about 1570 Sq. ft. with widg. - this is Wendell St. half of above property
1674:145	Charles C. Lotting	John D. Bates		Sale of property recorded in 1128:128.

on Landmarks Commission

By: M.H. Koch Date: 1/80



ADDRESS 150 Friend St COR. Market & MerrimacNAME Mobil Gas StationpresentoriginalMAP No. 26N/12ESUB AREA No. StationDATE 1960's-70'sstylesource

ARCHITECT _____

source

BUILDER _____

source

OWNER _____

originalpresentPHOTOGRAPHS 15/1*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) gas station

NO. OF STORIES (1st to cornice) _____

1plus _____ROOF flatcupoladormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) red stone concrete (iron/steel/alum)BRIEF DESCRIPTION Modern gas stationEXTERIOR ALTERATION (minor) moderate drasticCONDITION (good) fair poorLOT AREA 4051sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

Parking lot to north

SIGNIFICANCE (cont'd on reverse)

Detracts from the streetscape.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bolfinch Triangle " National Register District (INTRUSI

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 222-226 Friend COR.NAME _____
present originalMAP No. 26N/12E SUB AREA No. StationDATE c. 1900-1910 style (no permit)
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER _____
original presentPHOTOGRAPHS 2 1/4 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 3 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-bay early 20th century pier and spandrel commercial style building. First floor partially intact, organized into 4 storefronts and a center entrance to upper floors. Side granite piers, cast iron lintel and several original doors remain in place. Two identical upper floors with brick piers and recessed brick and concrete spandrals framing triple "Chicago" windows. No cornice treatment.

EXTERIOR ALTERATION minor moderate drastic some storefront changes

CONDITION good fair poor LOT AREA 7627 sq. feetNOTEWORTHY SITE CHARACTERISTICS Vacant lot to southeast

SIGNIFICANCE (cont'd on reverse)

Not a distinctive example of its style

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)
Part of suggested "Bulfinch Triangle" National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 228-230
Friend St. COR. _____
NAME _____
 present original
MAP No. 26N/12E SUB AREA _____ No. Station _____
DATE present facade: 1915 (Bldg: Dept. _____
 source records)
ARCHITECT _____
 source
BUILDER Present facade: Geo. W. Harvey Co.
 source
OWNER _____
 original present
PHOTOGRAPHS 2 5/1*80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) (?) originally combined use. Store since 1915

NO. OF STORIES (1st to cornice) 2 (originally 4) plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone concrete iron/steel/alum.

BRIEF DESCRIPTION Utilitarian commercial facade. Storefront at right and entrance to second floor at left. Second floor has single window over door and triple window over storefront. Flat, wide cast iron band at roofline.

EXTERIOR ALTERATION minor moderate drastic drastically altered 19th c. bldg.
(see below)

CONDITION good fair poor LOT AREA 2038 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Does not contribute architecturally.

Building alteration permits indicate that in 1915 the 3rd and 4th stories of this building were removed and a new 2-story brick front was erected over what was probably a mid-to-late 19th century building. After the alterations, the building was occupied by a liquor store.

Moved; data if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Part of suggested "Bulfinch Triangle " National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 232-234
Friend St. COR.

NAME present original

MAP No. 26N/12E SUB AREA No. Station

DATE present facade: 1971 (Building
source Dept. Records)

ARCHITECT source

BUILDER source

OWNER original present

PHOTOGRAPHS 2 4/6 #80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 (originally 5) plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick red stone concrete iron/steel/alum.

BRIEF DESCRIPTION 4-bay building, probably mid-to-late 19th century, covered by new veneer of irregularly-shaped red brick. Original granite storefront piers partly visible at corners. Plaque with raised block numbers "1874" inset into new brick. 6/6 window sash, no cornice.

EXTERIOR ALTERATION minor moderate drastic removal of upper floors, new brick veneer.

CONDITION good fair poor LOT AREA 2038 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Vacant lot to northeast

SIGNIFICANCE (cont'd on reverse)

Because of the drastic alterations, this building no longer contributes to the architectural character of the area.

Building department alteration permits indicate that the building was originally a 5-story mercantile structure. In 1971, the upper floors were damaged by fire and were presumably removed at that time. The new brick probably dates from 1971 as well.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 252 Friend St. COR.

<u>NAME</u>	<u>present</u>	<u>original</u>

MAP No. 26N/12E SUB AREA No. Station
building: 1899 (permit 9/18/1899)
DATE present facade: 1975 (alteration
source permit)

ARCHITECT _____
SOURCE _____

BUILDER	
SOURCE	

OWNER _____
original present

PHOTOGRAPHS 2 4/4*80



TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) store

NO. OF STORIES (1st to cornice)	1	plus
---------------------------------	---	------

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone concrete iron/steel/alum.

BRIEF DESCRIPTION Simple 1-story brick structure with contemporary facade, serving as rear entrance to #169-171 Portland. Offset right doorway and two windows covered by metal shutters. Second entrance below grade and set back from street at offset left.

EXTERIOR ALTERATION minor moderate drastic

CONDITION (good) fair poor LOT AREA 30.51 (including 169-171 Portland)
sq. feet

NOTEWORTHY SITE CHARACTERISTICS Rear of 169-171 Portland. Vacant lot to southwest

SIGNIFICANCE (cont'd on reverse)

Detracts from the streetscape.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District
(INTRUSION)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 256 Friend St. COR.

NAME _____

present

original

MAP No. 26N/12E

SUB AREA No. Station _____

DATE 1890-95Atlas (no permit)
source

ARCHITECT _____

source

BUILDER _____

1895 Atlas owner: source

S.F. Petts /

OWNER _____

original

present

PHOTOGRAPHS 2 4/3* 4/5.80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residentialNO. OF STORIES (1st to cornice) 5 plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone concrete iron/steel/alum.
yellow RomanBRIEF DESCRIPTION 4-bay turn-of-the-century commercial building. At ground level, the rounded brick piers and offset left entrance remain intact but the storefront windows have been bricked in. The 2nd & 3rd floors feature wide triple window bays at right and single 1/1 windows at left, with brownstone sills, flat arched lintels and rounded brick jambs. (Similar single windows at levels 4-5) Distinctive corbel cornice pattern w/ single brownstone
EXTERIOR ALTERATION minor moderate drastic broken bracket at each end of cornice.CONDITION good fair poor windows LOT AREA 2037 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Contributes to the streetscape in scale and style but not individually distinctive.

(June, 1980) (NRD/C)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 262-266
Friend St. COR. _____NAME _____
present originalMAP No. 26N/12E SUB AREA No. Station _____DATE 1899 Building permit 3/2/1899
sourceARCHITECT none listed on permit
sourceBUILDER A. Hathaway (permit)
sourceOWNER Samuel Elliot/
original presentPHOTOGRAPHS 2 4/2*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) 2 stores and mercantileNO. OF STORIES (1st to cornice) 3 plus _____ROOF flat cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION 5-bay late 19th century Commercial Style building. 20th century half-timbered restaurant at ground level. 6/6 windows at level 2 with stone (granite ?) sills and lintels. Segmental-arched 3rd floor windows with brick arch lintels and stone sills. Brick block cornice with single corbelled bracket at each side.

EXTERIOR ALTERATION minor moderate drastic storefront altered.CONDITION good fair poor _____ LOT AREA 3095 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)
Not individually distinctive but
contributes to the streetscape.Among the original tenants was J.G.
Gallishaw & Co, wagon builders.

Moved; data if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 274 Friend St. COR. Crescent CourtNAME present originalMAP No. 26N/12E SUB AREA No. StationDATE 1896 Building permit 4/9/1896
sourceARCHITECT Alden ^{FRANK} Funk (permit)
sourceBUILDER W.L. Clark & Co. (permit)
sourceOWNER A.A. Roberts/
original presentPHOTOGRAPHS 2 4/11 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile and light manufacturingNO. OF STORIES (1st to cornice) 5 plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellowstone trim concrete iron/steel/alum.BRIEF DESCRIPTION 4-bay commercial building with polychrome yellow brick & stone facade combining Victorian Commercial Style and Classical features. One fluted pilaster of original cast iron storefront visible from side—rest is covered (? reversibility) Pier & spandrel brick upper stories with paired window bays, stone sill & lintel courses, & segmental arches at 5th fl. with polychrome brick & stone voisoirs. Brick block cornice with eggEXTERIOR ALTERATION minor moderate drastic & dart molding above & pair of storefront alterations corbelled brackets at each side.CONDITION good fair poor LOT AREA 3095 sq. feetNOTEWORTHY SITE CHARACTERISTICS small dead-end alley to northwest.Side facade has yellow brick around 1st bay & red brick thereafter.

SIGNIFICANCE (cont'd on reverse)

Well-detailed building notable for its polychrome effects. Maintains the scale of the streetscape.

Built for mercantile and light manufacturing purposes. Among the original tenants was the firm of Cobbs, Bates and Yerxa, which moved there from 268 Friend Street in 1898

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

and remained through the 1920's. This wholesale grocery firm also had 6 other locations listed in the 1898 Boston City Directory, including a store at 87 Causeway.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



276-282

ADDRESS Friend St. COR. Crescent Court

NAME Beal Building(1930)
present original

MAP No. 26N/12E SUB AREA No. Station

DATE 1911 Building permit 10/18/1911
source

ARCHITECT James Purdon (permit) .
source

BUILDER Tyson Construction Co. (permit)
source

Boylston A.
OWNER Beal, Trus./
original present

PHOTOGRAPHS 2³/₆*80

Type (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) "business purposes"

NO. OF STORIES (1st to cornice) 5 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION 6-bay utilitarian commercial building with partially intact cast iron storefront, 3 wide show windows on second floor with 3-part transom, six single 1/1 windows at levels 3 to 5 with brick lintels and rock-faced stone sills, slightly corbeled cornice.

EXTERIOR ALTERATION minor moderate drastic -storefront alterations

CONDITION good fair poor LOT AREA est. 3750 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Small alley to southeast.

SIGNIFICANCE (cont'd on reverse)

This building carries out the style and fenestration pattern of the earlier Victorian Commercial Style structure at 101-111 Causeway and is important to the streetscape, but has little individuality of its own.

Among the original tenants was Walter H. Hopkins, a dealer in wholesale carpets who remained into the 1920's. The Western

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Chair Co. is also listed at this address in the 1920 Boston City Directory

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 165 Friend St. COR. Chapel Pl. (alley)

NAME present original

MAP No. 26N/12E SUB AREA No. Station

DATE 1914 Building permit 8/3/1914
source

ARCHITECT F.A. Norcross (permit)
source

BUILDER none listed on permit
source

OWNER Nicholas Vafilopoulos/
original present

PHOTOGRAPHS 2 6/3*80

le row 2-fam. 3-deck tan apt.
(non-residential) "one store and lofts"

NO. OF STORIES (1st to cornice) 5 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick tan stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION 2 X 7 bay early 20th century pier and spandrel Commercial Style structure in tan brick with cast stone accents. Brick storefront piers and lintel. Above, continuous rising brick piers flank paired windows and brick spandrels with cast stone corner blocks and sill courses. Upper story windows slightly arched. Stepped pediment at roofline edged in cast stone.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 1142 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site with Chapel Place (alley)
and parking lot to west.

SIGNIFICANCE (cont'd on reverse)

165 Friend St. maintains the scale of the street but is not individually distinctive. The building was used for a store and light manufacturing in the late 1910's and from 1923 through the 1930's as a salesroom for the Coombs-Woodman Co, wholesale floor covering dealers.

Architect F.A. Norcross also designed

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

buildings at 64-74 Kneeland, 61-85 Canal (Canal Street Building), 89-115 Canal, 20-24 East (Boston Hide and Leather Co.) and 18-20 Oxford St., all in the Central Business District. He is listed in the Boston City Directories from 1895 to 1935.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

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MAP No. 26N/12E SUB AREA No. Station

DATE _____

SOURCE

ARCHITECT

SOURCE

BUILDER

SOURCE

OWNER _____

original	present
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PHOTOGRAPHS 2 1/2 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 6 plus

ROOF flat cupola dormers

MATERIALS (Frame) clayboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone concrete iron/steel/alum.

BRIEF DESCRIPTION Rear of Rapids Furniture Company (see 84-98 Canal St.)
Intact storefront, brownstone lintels, brick corbel cornice.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION	good	fair	poor	LOT AREA	sq. feet
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NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

181-189

ADDRESS Friend St. COR. 29 Traverse

NAME

presentoriginalMAP No. 26N/12ESUB AREA No. StationDATE 1925Building permit 7/1/1925sourceARCHITECT S.S. Eisenberg (permit)sourceBUILDER not listed on permitsourceOWNER Louis Lansky/originalpresentPHOTOGRAPHS 2 5/6 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential "4 stores, offices"

NO. OF STORIES (1st to cornice) 2 plus ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION 5 X 1 bay pier and spandral commercial building with classical accents.

Second floor 3-part windows alternating triangular and semi-circular pediments over the center panes. Cast stone dentil cornice and brick stepped parapet edged in cast stone, with inset cast stone festoon panels. Offset right entrance to upper floors at #181. Some pressed tin

EXTERIOR ALTERATION minor moderate drastic ceiling & wall covering
 (storefront alterations) used in store interiors.

CONDITION good fair poor LOT AREA 1850 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site with recessed corner entrance to store at #189.

SIGNIFICANCE (cont'd on reverse)

Good, substantially intact example of the early 20th century 2-story retail block.

The 1930 Boston City Directory lists three stores on the first floor: Federal Tailoring Co. Woodcraft Supply Co., which sold woodworking machinery, and Hyman Bornstein, cigars. The second floor was occupied by the Faneuil Hall Club of Boston. One store was vacant.

PF(June, 1980) (NRD/C)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Architect S.S. Eisenberg appears in the city directories from the 1920's through the 1960's. Within the Central Business District, Eisenberg also designed the Bedford Street Mechanical Garage at 71-85 Bedford St and a building at 47-51 Utica (with Herman L. Feer).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



191-199
ADDRESS Friend St. COR. 34 Traverse St.

NAME	present	original

MAP No. 26N/12E SUB AREA No. Station

DATE 1924 Building permit 3/24/1924
source

ARCHITECT Funk & Wilcox (permit)
source

BUILDER not listed on permit
source

Traverse		Source
OWNER	Bldg. Trust/ original	present

PHOTOGRAPHS 2⁵ | 5 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) "mercantile and 4 stores"

NO. OF STORIES (1st to cornice) 9 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick tan stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION 4 X 4 bay utilitarian version of the Second Renaissance Revival. 3-story cast stone base with offset left pedimented entrance. 4-story tan brick shaft with no ornamentation. 2-story cast stone cap and cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION (good) fair poor LOT AREA 5075 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site

SIGNIFICANCE (cont'd on reverse)

191-199 Friend is important in maintaining the scale of the street but represents a late and uninspired interpretation of the Second Renaissance Revival style.

Architects Funk & Wilcox also designed the interior of the Boston Garden, the Henry Fook Building (41-55 Beach St) in the

PF (June, 1980) (NRD/C)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Central Business District, and the Strand Theatre in Dorchester

In 1930, the first two floors were occupied by the Massachusetts Gas & Electric Light Co. as a salesroom for lighting fixtures and supplies, a use which has continued through the present day. The 3rd floor was occupied by John A. Dunn Co, chair manufacturer, the 5th by Morse Upholstering Co, 8th by Eastern Club Sales Co, house furnishing dealers, and 9th by Inter State Shade Cloth Co.¹

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1930 Boston City Directory

ADDRESS 205-211 Friend COR.NAME (Rear of 112-118 Canal St.)
present originalMAP No. 26N/12E SUB AREA No. StationDATE 1894, enlarged 1898 Permits sourceARCHITECT Winslow & Wetherell "source"original: Gooch & Pray
BUILDER alterations: L.P. Soule & Son "source"OWNER American Express/
original presentPHOTOGRAPHS 2 5/4.80*TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 7 (orig. 4) plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Rear of 112-118 Canal (see form) The two facades are
virtually identical in style and detailing.EXTERIOR ALTERATION minor moderate drastic ground floor alterationsCONDITION good fair poor LOT AREA sq. feetNOTEWORTHY SITE CHARACTERISTICS Building extends through the block, with
facades on both Canal and Friend.SIGNIFICANCE (cont'd on reverse)
See form for 112-118 Canal St.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



215-229
 ADDRESS Friend COR.
 NAME present original
 MAP No. 26N/12E SUB AREA No. Station
 DATE 1913 Building permit 5/6/1913
source
 ARCHITECT George F. Shepard (permit)
source
 BUILDER W.F. Kearns Co. (permit)
source
 OWNER Whidden /
original present
 PHOTOGRAPHS 2 5/3 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) "light manufacturing and 5 stores"

NO. OF STORIES (1st to cornice) 8 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) (brick) (stone) cast concrete iron/steel/alum.

BRIEF DESCRIPTION 6-bay pier and spandrel commercial building with simple Beaux Arts accents. 2-story storefront piers terminating in oval medallions with tile fleur-de-lis motif surrounded by cast concrete garlands. Spandrals between levels 1 & 2 decorated with black marble panels surrounded by cast metal frames. Offset right recessed loading dock. Upper 6 stories organized by rising piers which form arches above level 8. Recessed spandrel

EXTERIOR ALTERATION (minor) moderate drastic decorated w/ tile diamonds now
1st fl. storefronts bricked in stuccoed over. Cove cornice &
 CONDITION (good) fair poor LOT AREA 8120 sq. feet parapet w/
pointed pedestals

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

215-229 Friend is similar to neighboring buildings in mass, scale and fenestration patterns and contributes to the streetscape.

According to the permit, the building was intended to house five stores and light manufacturing uses. Among the early tenants was Simon Neuhoff, "men's furnishings"

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

dealer, who remained in the same location at least through 1930. By that date the following businesses are listed? Court Street Press; work rooms for the Morse Leopold Co. clothing and furnishings, on the 3rd, 4th, 5th and 8th floors; Boston Light Supply Co; John P Tab hardware; Abraham Gans, crockery; Simon Neuhoff; and First National Stores Inc.

Architect Geo. F. Shepard is listed in the city directories for only a brief period (c.1915) He also designed an office building for the Walter Baker Co. in Dorchester.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch ^{Triangle} National Register District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Set of 1938 blueprints, Bostonian Society (Rice-Mank Collection)
2. 1930 Boston City Directory.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



235-239
ADDRESS Friend St. COR. _____

NAME _____
present original

MAP No. 26N/12E SUB AREA No. Station

DATE 20th century
source

ARCHITECT _____
source

BUILDER _____
source

OWNER _____
original present

PHOTOGRAPHS 2³/₃ * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) restaurant addition

NO. OF STORIES (1st to cornice) 1 plus _____

ROOF flat cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 1-story concrete block structure with windowless brick facade, built at addition to restaurant at 144-152 Canal St.

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 2030 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Vacant lot to north. Interior connects to 144-152 Canal St.

SIGNIFICANCE (cont'd on reverse)

Detracts from streetscape.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District (INTRUSION)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 259 Friend St. COR. NAME presentoriginalMAP No. 26N/12E SUB AREA No. Station DATE 1883-1890 Atlas (no permit)
source ARCHITECT
source BUILDER
source OWNER 1890 Atlas owner:
L.C. Durkee/
original presentPHOTOGRAPHS 2 3/1.80*TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential commercialNO. OF STORIES (1st to cornice) 2 plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone concrete iron/steel/alum.BRIEF DESCRIPTION 3-bay late 19th century commercial building with High Victorian Italiante and Panel Brick features. First floor has been modernized but part of brick side piers and cast iron lintel is still visible. 2nd fl. has wide center 3-part window and 1/1 side windows, all with segmental heads, projecting brick corbelled hood lintels, and stone sills. Bldg. terminates with brick block cornice.EXTERIOR ALTERATION minor moderate drastic ground fl. modernized and sash altered at level 2CONDITION good fair poor LOT AREA 2030 sq. feetNOTEWORTHY SITE CHARACTERISTICS Vacant lot to south

SIGNIFICANCE (cont'd on reverse)

Small-scale structure which has been modernized at the ground level but maintains its 19th century brick detailing at the 2nd story.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)
Part of suggested "North Station" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 6½ Hamilton Pl. COR.

(also 415 Washington St.)

NAME Orpheum Theatre/ Music Hall
present originalMAP No. 25N/12E SUB AREA RetailOrig. theatre: completed Nov, 1852 ¹DATE Remodelled: 1915-16 (permit) ⁷
source opened 1/21/1916ARCHITECT Orig. Theatre: George Snell ¹
Present interior: Thos. Lamb &
source Hoffman & Co. ⁷
(permit)BUILDER 1915 interior: Fleishmann Const. Co
orig: Music Hall Association (permit)OWNER 1915: Marcus Loew/
original presentPHOTOGRAPHS 11a 2/4.79 (with theatre area
negatives)TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) theatreNO. OF STORIES (1st to cornice) 1 (equivalent in plus
height to 4)ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.
(terra cotta) theatre entranceBRIEF DESCRIPTION Adamesque white terra cotta with bas relief
ornamentation covering lower 2 floors of a yellow brick theatre wall
at the end of the Hamilton Place alley. The two-story Palladian motif
of the theatre facade is flanked by Corinthian pilasters supporting
an entablature followed by a roof balustrade motif.EXTERIOR ALTERATION (minor) moderate drastic {modern sign obscures part of
facadeCONDITION (good) fair poor LOT AREA 18,596 sq. feetNOTEWORTHY SITE CHARACTERISTICS Theatre auditorium is located in the center
of the block and has 3 entrances, that off Hamilton Pl (described
above) the former main entrance off Washington, (see 413-415
Washington), and a third entrance off Winter st.

(Map)

SIGNIFICANCE (cont'd on reverse) The Orpheum of
1915-16 and Dorchester's Strand of 1918 are
significant as the two earliest surviving
"movie palaces" in Boston. The Orpheum,
although the older of the two, was remodelled
from an earlier theatre rather than erected
from the ground up; therefore it must share
the honor of being the "first". The Orpheum is
also significant for its relatively intact
Adamesque interior by the prolific and
nationally prominent theatre architect
Thomas Lamb. Also of importance is the fact
that the Orpheum was

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	X	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

erected within the walls of the 1852 Music Hall, the first major concert hall in Boston and birthplace of the Boston Symphony Orchestra.

The present Adam detailing and probably the present single balcony arrangement dates from the Lamb remodelling of 1915 and reportedly cost man Marcus Loew \$2 million.⁽⁶⁾ The 3200-seat theatre was described in 1916 as "the most magnificent and expensive vaudeville theatre in the United States" but qualifies as a "movie palace" because of its large size, single balcony, and Loew's installation of the best available projection equipment. Notable architectural features, still largely intact, include the glass proscenium mural decoration, and mezzanine promenade, said to be copied from the Grand Opera of Paris.

The theatre began its history as the Music Hall, erected by public spirit citizens to meet the city's need for a proper concert hall for orchestral and choral music.⁽⁷⁾ Designed by George Snell and completed in 1852 at a cost of \$100,000, the theatre seated 2500 and was rectangular in shape, with rear balconies and 2 side galleries. From the beginning, the theatre was in the middle of the block and had no exterior architectural importance. For the next 48 years it was the scene of most of the city's important musical events: the 1st performance of Beethoven's 9th Symphony (1853), the Beethoven festival (1856) and dedication of the Great Organ (1863-removed 1883), one of the largest in the world. Renowned musicians who appeared there included Ole Bull, Rubenstein & Nills. Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

National Register: Recommended for listing as part of the "Pre-Fire Mercantile" District.

Significance(cont): The B.S.O. (founded 1882) played here until the building was replaced by Symphony Hall in 1900. Great preachers & lecturers who appeared here incl. Wm. Phillips, Theodore Parker & Wm. Lloyd Garrison. In the late 19th c. the hall was also used for dog & cat shows, conventions, revival meetings & sporting events.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

events such as John L. Sullivan's debut in 1882. In 1901 the Music Hall was "refined vaudeville house" with a "world in wax" museum exhibit in the Winter entrance. In 1904 it was refurbished by Arthur Vinal at a cost of \$350,000 for musical satires. In 1905 it reopened for high class vaudeville as the El Comedien Theatre. In 1915-16 it became a movie palace and presently it is used for concerts.

- la. Marquee Journal of the Theatre Historical Society, 4th qtr, 1972, Vol. 4, #4 (best history of the Music Hall)
1. Boston Herald 5/13/1900 (history of Music Hall)
 2. Boston Globe 12/25/1932
 3. Gleason's Pictorial, Vol 3, p. 385 (view of Music Hall interior) c.1852
 4. Bacon's Dictionary (1886) p. 256-7
 5. Globe 2/11/1905
 6. Globe 1/21/1916 (desc. of opera house)
 7. 1915 permit for alterations is located in theatre scrapbook at BPL Fine Arts Dept. (listed as cost of alterations at \$150,000)
 8. Photos of Music Hall, SPNEA

BOSTON LANDMARKS COMMISSION Theatre Information Form

Area: CBD

Sub Area: Retail

Map #: 25N/12E

no form # assigned yet

NAME Orpheum Theatre/Music Hall ADDRESS 415 Washington St.
present original live 19th c.-Music & mis
 DATE 1862 ARCHITECT Geo. Snell USE performances/ 20th c.-vaudeville &
(1915-Thos. Lamb) present original movies
 PLAN-ORIGINAL one floor sgl balcony bal-mez plus 2 side galleries
 PRESENT one floor sgl balcony bal-mez 3 boxes per side
1 boxes per side at bal. level
1 box at orch. level.
 REMODELLINGS 1900 Little & Brown unknown
date architect changes
1904 Arthur Vinal proscenium arch, balcony
1905 Arthur Vinal fronts & boxes
Wash. st. lobby
1915-16 Thos. Lamb totally rebuilt inside
(new plan & detail)
 AMT. OF INTERIOR ALTERATION minor moderate drastic (since 1915)
 REVERSIBILITY OF ALT. could be restored to 1915 appearance
 INTERIOR CONDITION good fair poor needs cosmetic restoration
 # SEATS - ORIGINAL* 3200 PRESENT 2829 STAGE DEPTH 38'
(1915) (28' plus 11' apron)
 LOCATION OF PLANS no original plans known to management

STYLE AND GENERAL DESCRIPTION:

The present Adamesque interior is largely unchanged since the 1915 remodelling by Thomas Lamb, except that much of the interior has been repainted in a flat white which does not do justice to the low relief plaster work. The most notable features of the auditorium are 3 large murals (country scenes after Boucher), the glass and metal proscenium arch, and a balcony promenade cut out from the underside of the rear balcony and said to be copied after a similar feature in the Grand Opera House in Paris. In general, Lamb was not as generous in his use of materials as he was in the Savoy (although marble is used extensively as dado, and brass was used for balcony and box railings.) Many early 20th century lighting fixtures remain in lobby areas, but the original chandelier which hung from the large, round Adamesque ceiling medallion in the auditorium has since been removed.

The principal and most elaborate entrance was off Washington St. and features marble floors, mirrored walls and flat, Adamesque intersecting oval and found medallions covering the entire ceiling surface. The main lobby is a single story space with slightly vaulted, beamed ceilings and a curved alcove with an unpretentious wooden fireplace. Lobby bays are set off by marble columns with gilded Greek Ionic capitals. Niches hold original gilded plaster torchiers. Stairs exit off the lobby but are not emphasized. The effect of the public spaces is elegant (or would be elegant with

*based on newspaper accounts

proper restoration) but generally the Orpheum interior does not overwhelm the visitor. The auditorium itself is a good theatre space with detailing concentrated in the area of the proscenium arch, murals, boxes and ceiling medallion. It is similar in style but much less opulent than the other Lamb interiors in Boston, the Savoy (B.F. Keith Memorial) and the Star (Keith's Boston- now considerably altered).

EVALUATION:

- A) EXTERIOR SIGNIFICANCE (quality, uniqueness in Boston, extent & reversibility of alterations, etc.)

minor

Theatre is located inside the block and does not have an impressive exterior or entrance

- B) INTERIOR SIGNIFICANCE (quality, uniqueness in Boston, extent and reversibility of alterations, etc.)

moderate

Good but not exceptional example of Lamb's Adamesque interiors, nearly intact but in need of extensive cosmetic refurbishing to bring out its original character.

- C) SIGNIFICANCE, ARCHITECTURAL HISTORY (uniqueness or importance as theatre type, relative prominence of architect, rarity of Boston examples by that architect, etc.)

major

1) Interior is by Thomas Lamb, foremost Am. theatre architect of his day, and has several features unique in Boston theatres, incl. the glass proscenium arch & balcony prom

2) Can be considered Boston's earliest "movie palace" in that the 1915 remodelling incl. single balcony plan & best movie

- D) SIGNIFICANCE, THEATRE HISTORY associations with stars, premiere performances, important owners or managers, etc.)

projection e

1) the Music Hall (totally remodelled by Lamb) was Boston's first real concert hall and was the first home of the Boston Symphony Orchestra

moderate

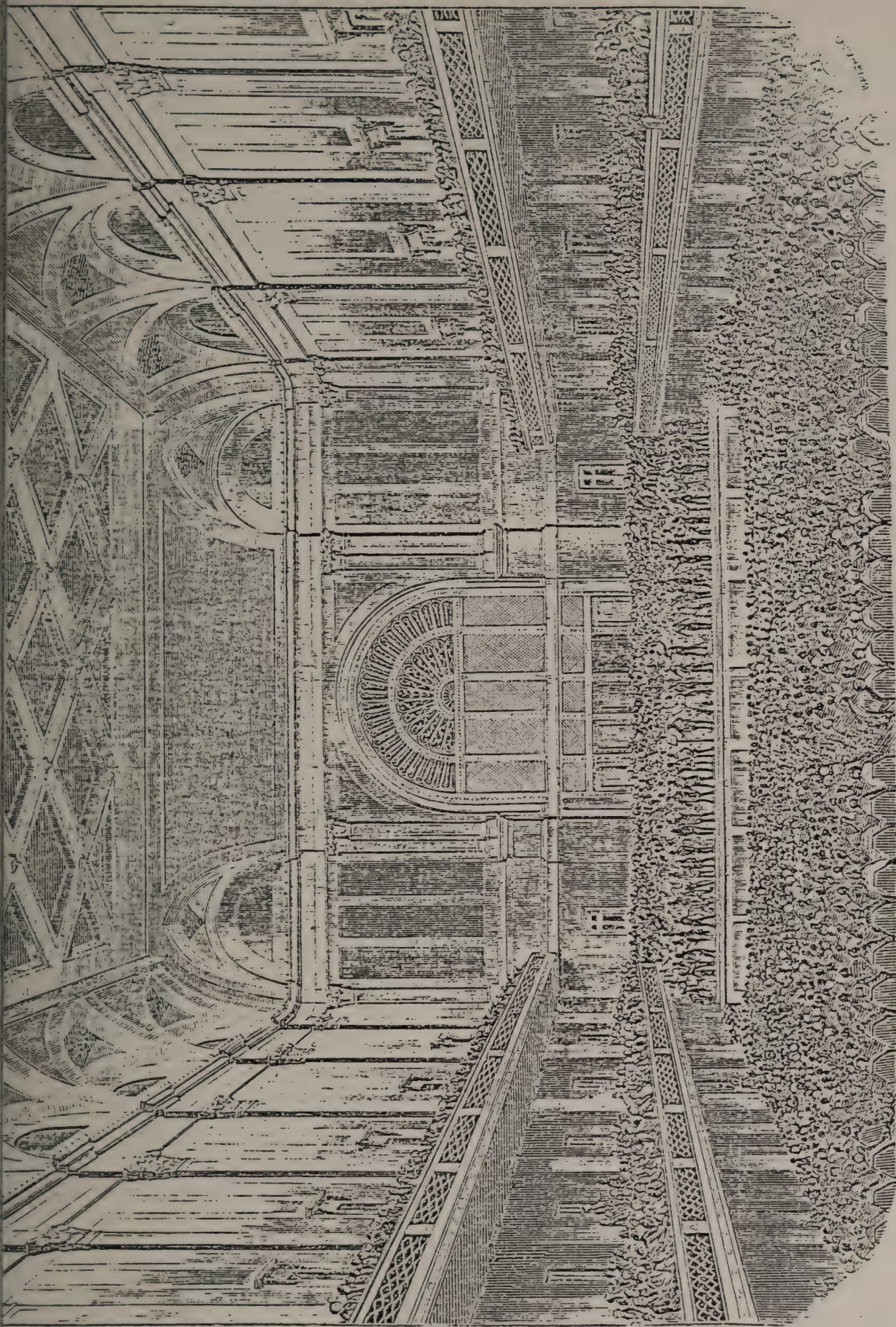
2) the theatre has hosted many important performers over the years

PRESERVATION RECOMMENDATION:

Merits National Register Listing as part of the surrounding "Pre-Fire Mercantile" District.

DATE

September, 19



INTERIOR VIEW OF THE NEW MUSIC HALL, BOSTON.

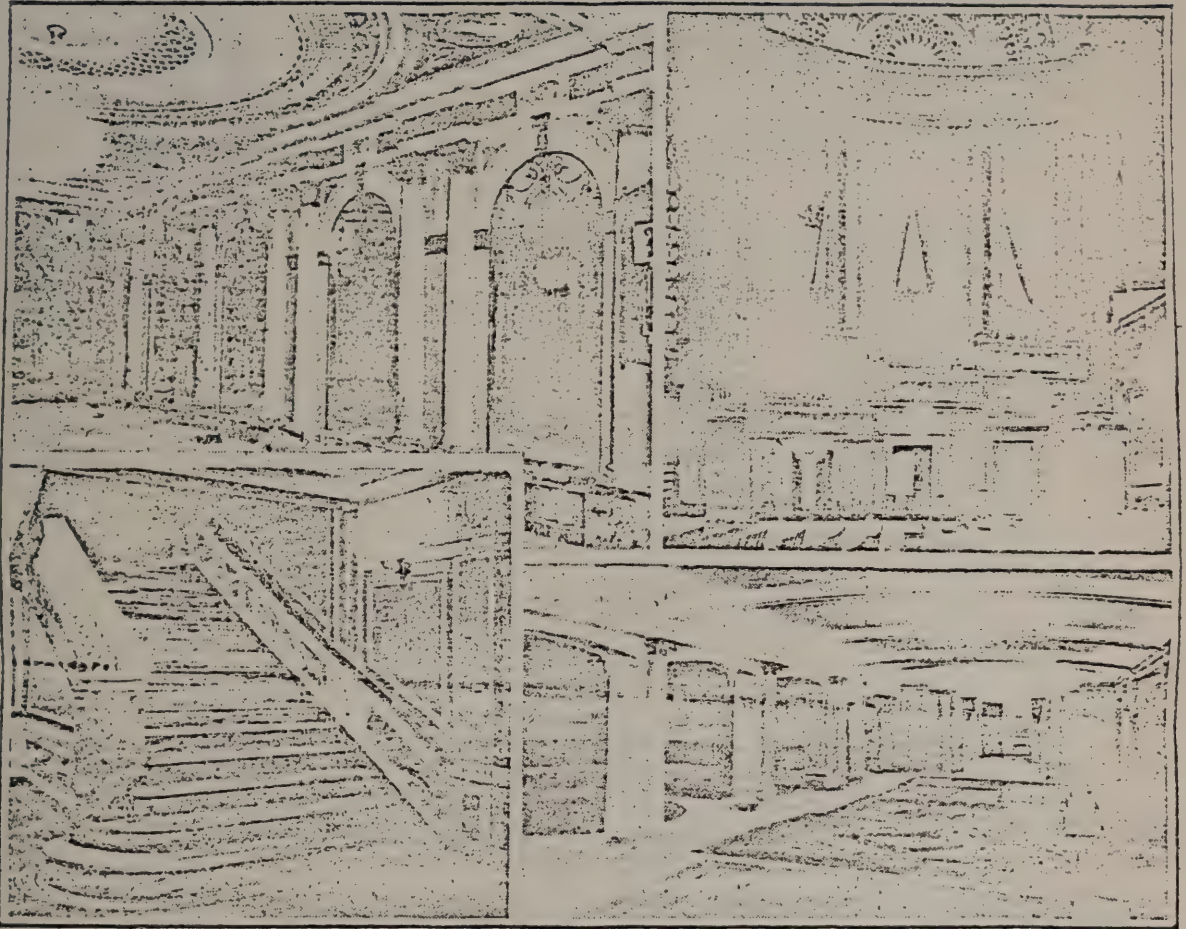
From: Gleason's Pictorial, Vol 3, p. 385

Interior of George Snell's 1852 Music Hall. Present 1915 interior by Thomas Lamb bears no resemblance to this earlier hall in arrangement or detail.

BOSTON GLOBE—FRIDAY, JANUARY 21, 1916

BOSTON'S NEW \$2,000,000 THEATRE IS A MARVEL OF DECORATIVE ART

Loew's Orpheum Opened Last Evening to a Capacity Audience—Novel Features at Every Turn—Equipped Club Suite One Innovation.



SCENES IN THE NEW ORPHEUM THEATRE.

Upper Left—Looking Along the Foyer; Upper Right—A Glimpse of Some of the Boxes; Lower Left—The Grand Staircase; Lower Right—the Clubroom.

A tremendous audience, which gave every indication of delight with both theatre and entertainment, witnessed the opening last evening of Marcus Loew's new \$2,000,000 Orpheum, the most magnificent and expensive vaudeville theatre in the United States.

This beautiful new playhouse, with entrances on Washington st and Hamilton pl, and seating arrangements for 1200, was erected on the site of the former Orpheum Theatre, originally the old Boston Music Hall. This is the first time that anything like so tremendous a sum has been spent for a theatre designed exclusively for vaudeville.

It is also the first time that a club—so to be known in this instance as the Orpheum Club—has been opened in connection with a theatre, for the benefit and comfort of its patrons. A well-equipped library and reading room, where one may comfortably wait over from one performance to the next, has been provided, and will doubtless prove a great convenience as a meeting place for friends.

Spaciousness and a very unusual depth are the first impressions received upon entering the vast auditorium. Since there are no less than 20 rows of seats on the floor alone, with a total seating

capacity of 1750. It is little wonder that the general effect is one of almost limitless space.

There is only one balcony, but it is so large that 120 persons can be seated there, while 200 additional seats are provided in the two tiers of rooiny boxes on either side of the house.

The decorations of the new theatre are of the richest beauty. The color scheme is of ivory and white, with touches of old rose and pale pastel shades of blue and gray. No striking or glaring colors have been permitted to intrude, the general atmosphere of the theatre being extremely restful and pleasant to the eye. The decorations are modified Adam and have been executed by a group of decorators who came from Paris to supervise the work. One of the most striking features of the new house is the glass screen, which is effective and original. Glass of a golden hue is arranged in countless small panes, behind which a myriad of electric bulbs shine, giving out a diffused light that is most agreeable.

The mural decorations of the auditorium are suggestive of Spring—blue sky, sunshine, green grass and leafy trees appearing in all of them. The hangings of the auditorium are of rose damask, silk and blend perfectly with the general color scheme of the house. Giant marble columns, reaching from the floor to the ceiling, add to the general effect of space and grandeur.

An unusual effect has been gained by means of the rotunda and "mezzanine promenade" in the rear of the first bal-

cony, copied from that in the Grand Opera House at Paris. The rotunda is 35 feet across, the balcony being supported by 20 marble posts. Gold boxes, containing flowers and vines, adorn the sides of this rotunda, from which one looks directly down upon the rear rows of seats on the orchestra floor. A pretty fountain plays in the rear of the rotunda, and a small rest room, with an open fireplace, comfortable lounging chairs and writing desks, opens off the promenade.

In addition to its architectural beauty, this rotunda plays a very important part in the ventilation of the rear of the orchestra floor, and is also an effective aid in the acoustic properties of that section of the house.

Another and larger rest room has been arranged on the first floor, near the Hamilton-pl entrance. An open fire burns here, and easy chairs are provided.

To reach the theatre from the main entrance on Washington at one passes up a long marble staircase, with elating mirrors on either side. On the walls of the Washington-st lobby are other huge mirrors, separated by solid columns of white Alaskan marble. The cost of the marble alone used in the new Orpheum is more than \$75,000.

In proportion to the beauty and elaborateness of the decorations is the mechanical equipment of the theatre. For the motion picture features, which will frequently be shown in the new Orpheum, one of the latest operating booths in the United States has been installed. It is equipped with new power machines and all the most modern mechanical devices.

The general gain effect of the opening night of any theatre was greatly enhanced last evening by the quantities of beautiful flowers, tributes from Mr. Loew's many friends and well wishers, which were set about the house.

Mayor Curley attended the opening, occupying the left stage box and appearing much pleased with the theatre and the vaudeville entertainment presented.

Last evening's program opened with the playing of "American Fantasy." This was followed by the amusing performance of Murphy and Foley, two very clever dancers. Jack Marley entertained the audience with comic songs, monologues, anecdotes and jokes. Some excellent numbers were given by the Gaiety de Gaiety, a quartet who sang, "The Claret," the popular "Soldiers' Chorus" from "Faust."

Much merriment was aroused by two dramatic sketches, "The Mann Movers," presented by the Edmund Hayes Company, and "The Claret," a little drama of clever racketeering in a railroad station, well acted by the Hattie Remmel Company. Marie Benton, in a succession of bewildering costumes, was applauded for her singing of "The Rocky Road to Dublin" and other catchy tunes. Bert Hall did some clever stunts in improvising songs to fit acts and subjects specified at random by persons in the audience, and the final feature of the program was the acrobatic feats of the Casting Mettlers.



ADDRESS 7-9 Hamilton Pl COR.

NAME _____
present original

MAP No. 25N/12E SUB AREA Retail

DATE early 19th c., remodelled c.1883-1888
source (Atlas)

ARCHITECT remodelling attributed to
Bradlee, Winslow and Wetherell.
source (see signif.section)

BUILDER _____
source

OWNER _____
original present

PHOTOGRAPHS 5 5/4*.80, 27 2/4.80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) residential remodelled for commercial use

NO. OF STORIES (1st to cornice) 3 plus _____

ROOF flat cupola _____ domers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION Early 19th c. brick residential row remodelled into late 19th c. stone Colonial Revival commercial bldg. Rusticated Corinthian entrance piers supporting Adamesque frieze and bracketed cornice with balcony & broken scroll pediment on 2nd fl. window above. Rest of storefront since altered in "old-fashioned" style. Above, bays 3 & 5 have paired metal framed windows at 2 & metal polygonal bays at 3. Other windows
EXTERIOR ALTERATION (storefront partially altered) alter moderate drastic have splayed keystone motifs or
Gibbsian treatment. Leafy modil-

CONDITION good fair poor _____ LOT AREA 4800 sq. feet lion cornice & stone balustrade.

NOTEWORTHY SITE CHARACTERISTICS 6 bays plus truncated right corner bay & one dressed bay along narrow passageway at right. Connects on interior to 39 Winter St.

SIGNIFICANCE (cont'd on reverse)
7-9 Hamilton Place is significant as an early & unusual example of the use of Georgian and Federal Revival motifs on a small-scale downtown commercial building. The imaginative quality of the facade and its fine craftsmanship suggest that it is the work of a major architect, and the design has been attributed to the leading Boston firm of Bradlee, Winslow and Wetherell. The building is of historical significance as the location for many years of an art gallery which was said to have

Significance: the original owner, John C. Phillips, is listed in the 1890 as the owner of 7-9 Hamilton Pl. as well.

From 1881 to 1895 the building housed the J. Eastman Chase Art Gallery -- the first U.S. showing of French impressionist art was reputed to have been held in 1891 or 1892. From 1888 through the first decade of the 20th c. the bldg. was occupied by "Lucas of Hamilton Pl." a "merchant tailor." Russell's Music Shop was located here from 1888 to 1892. According to Bldg. Dept. records, the interior was remodelled by Parker, Thomas & Rice in 1921 for use as one of the Ginter chain of restaurants. The interior has been remodelled in recent years and is not presently of architectural interest.

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	X	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

sponsored the first U.S. showing of French impressionist paintings.

The present facade represents a remodelling of a row of gable-across Federal or Greek Revival brick dwellings, dating from the first half of the 19th when Hamilton Place was a quiet residential cul-de-sac. One of the houses on the present site was said to have served as the Rectory of the Central Congregational Church, which stood on Winter St. until 1865.¹ In 1877, #7 was occupied by Carter & Co, which used the space for the manufacture and sales of ladies' clocks.² Part of the space was said to have been an exclusive residence for professional gentlemen¹ during this late 19th c. period.

The Atlases record a change from brick to stone facades between 1883 and 1888, suggesting that the building was remodelled during that time. The attribution to Bradlee, Winslow and Wetherell is written on the back of an early photo in the files at the Society for the Preservation of New England Antiquities and appears to be in the handwriting of Wm. Sumner Appleton, founder of SPNEA. The attribution is supported by the fact that the three architects were working together during this late period in Bradlee's career, just before his death in 1888, and produced stylistically similar buildings at 391-405 Washington (the Marlboro Bldg) and 118-122 Tremont (the Phillips Bldg). The first section of the latter was erected at 3-4 Hamilton Pl. between 1883 and 1885. The character of the stone and quality of the decorative carvings is remarkably similar.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context) (cont. ab

Part of suggested "Pre-Fire Mercantile" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. "The Story of IX Hamilton Place", historical information printed on the cover of Jack Anderson's Old Boston Steak House (undated, BLC files). Information does not appear to be entirely reliable.
2. Photo of 3-4 Hamilton Pl. in 1885-6 shows small part of #9-10 before renovation. (BPL Print Dept, street views #9)
3. John E. Whiting, A Schedule of the Buildings and Their Occupancy... (1877)
4. Excellent early photo at SPNEA, shows original storefront. The photo can be dated between 1888 and 1892, the years when Russell's Music Shop was located

7-9 Hamilton Place

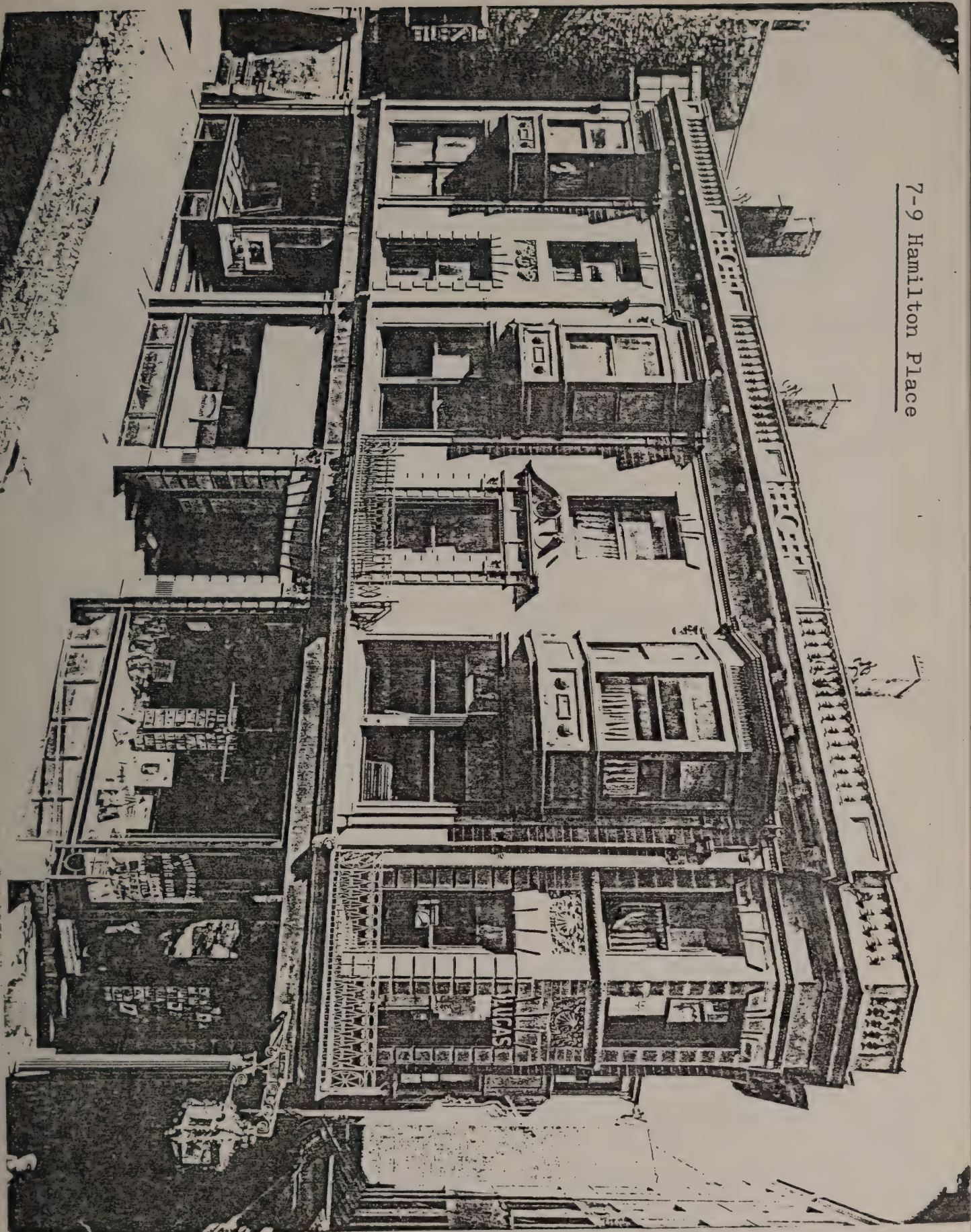


Photo
dates
between
1888 and
1892
(date wife
Russell's
Music Sho
was locat
here)

ADDRESS 139-140 Hanover COR. Marshall St.NAME Wiggin Block / same
present originalMAP No. 26N/13E SUB AREA Custom House/MarketDATE c. 1849
source (no permit)ARCHITECT unknown
sourceBUILDER unknown
sourceOWNER Charles E. Wiggin
original presentPHOTOGRAPHS * 315/6-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantileNO. OF STORIES (1st to cornice) four plus 1/2ROOF mansard cupola dormers 5 w triangular pediment &
triple flat-roofed dormer at
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl corner
(Other) brick pressed stone brownstone & concrete iron/steel/alum.
common w Flemish variation / graniteBRIEF DESCRIPTION 6x5 bay Greek Revival/Mansard style structure with 3 bay c rved
corner. Retains its trabeated granite storefront, some piers composed of stacked
granite blocks. Rectangular fenestration with brownstone sills & lintels decrease in
height at each story; bays 5 & 6 have coupled windows at 2nd & 3rd levels.
Some star capped iron tie rods. Plain stepped brick cornice.EXTERIOR ALTERATION minor moderate drastic addition of mansardCONDITION good fair poor LOT AREA 1576 sq. feetNOTEWORTHY SITE CHARACTERISTICS 5-sided structure, forming obtuse angle along
two facades. Faces vacant area across Hanover St.

SIGNIFICANCE (cont'd on reverse)

Prominently sited structure architecturally significant as mid-19th c. example of larger scale commercial building, still stylistically influenced by the Greek Revival, but evidencing later stylistic trends via its mansard roof. Responds to the 17th century street pattern still retained in the Blackstone Block. In addition, it exemplifies development of block from integrated residential/commercial area of 18th c, to a larger scale commercial area devoted principally to furniture, clothing, & markets.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The Wiggin Block was apparently erected c. 1849, a few years after the Union Block which it takes its styling. Charles E. Wiggin, crockery, glass ware & paper hanging appears in this building at #151 in 1850, having been at 4 Marshall Street for the 15 years, pointing to the 1849 date. Some years later, a mansard roof was apparent to the structure, updating it stylistically. In 1868, Hanover St. was widened, and ly the Wiggin Block was therby considerably reduced in size.¹

One curiosity of this structure is the small, triangular building at #139-143, tuck between the Wiggin Block & Union Block, which differs in its fenestration and also retains its pitched roof with modern dormer. It is unclear whether or not this is actually part of the Wiggin Block, or a totally separate building. It has been incl with the Wiggin Block in this survey.

Wiggin remained at this location through at least 1890. According to the 1858 Alman other occupants in that year were: Peoples Savings Bank at #141; Frederick Whiton, Hats, caps, furs, at #143; Wm. H. Foran & Co., die sinkers & letter cutters, J. A. Gillespie, tailor & draper, & Benj. F. Campbell, dagguereotype miniatures, at #145; and B. Bradley & Co. clocks, at #149.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located in National Register Blackstone Block.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Gomez-Ibanez, Miguel, "The Blackstone Block, A Plan for Historic Development," 19 unpublished paper, copy at BLC.
2. Gomez-Ibanez, Miguel, "Preserving Three Hundred Fifty Years of Change in the Bla stone Block," Old-Time New England, vol. LXVIII, Nos. 1-2, Summer-Fall 1977, pp. 19-33.
3. 1858 Boston Almanac.
4. Boston City Directories.

5. Deed research may uncover further information.



59-71 Essex
ADDRESS 2-8 Harrison Ave. COR. 1-13 Oxford

NAME New England Telephone Company
present original

MAP No. 24N/12E SUB AREA Wholesale

DATE 1920 permit 1-18-1920
source

ARCHITECT Parker, Thomas, & Rice permit
source

BUILDER I.F. Woodbury & Sons
source

OWNER New England Tel. & Tel. Co.
original present

PHOTOGRAPHS *24 4/6 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Telephone exchange

NO. OF STORIES (1st to cornice) eight plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone limestone trim concrete iron/steel/alum.

(common bond) 5x10x 18 bay Classical Revival structure, with 2 story rusticated
BRIEF DESCRIPTION base of brick, 1st level containing 3 round arch openings with
console keystones & stone archivolt, & classically treated entry within central
arch. Door flanked by large ornate bracketed lights. At 2nd level, small rectangular
windows with cast iron balustrades & stone architraves, & stone denticular cornice
course. Upper levels feature brick quoined corners, & rectangular fenestration,
organized via paired window bays flanking single window bay. Metal & stone modillioned
EXTERIOR ALTERATION minor moderate drastic cornice with classical moldings.

Arched windows infilled with pebble conglomerate, except 5th bay of Harr. Ave facade.
CONDITION good fair poor LOT AREA 14,113 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Located at prominent corner site in Phillips Sq., &
anchors end of block. Two facades formally finished, as are first 4 bays on
Oxford St.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as design
one of Boston's leading architectural firms
in the early 20th c., as well as being a building
which contributes effectively to the streetscape
at prominent corner in Phillips Square. Histori-
cally significant as branch of now mammoth
utility company, exemplifying its ever increasing
expansion.

The 1923 directory first lists a branch of
the N.E. Telephone Co. located at 8 Harrison Ave,
one of several such branches throughout the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Boston area. It was undoubtedly built as a major expansion of their earlier building around the corner on Oxford St. (1898).

Parker, Thomas and Rice enjoyed a large & successful practice for many years. J. Harleston Parker (1873-1930) was a native Bostonian, studied at Harvard & "Boston Tech," and continued his training with 4 years at the Ecole des Beaux Arts. In 1900 he joined with Douglas R. Thomas, & in 1907, Arthur W. Rice became a 3rd member of the firm. Parker established the Harleston Parker Gold Medal Awards, in memory of his father, which the Boston Society of Architects distributes annually to designers of the year's most distinctive buildings. Thomas (1872-1915) was a native of Baltimore, studied at Johns Hopkins & MIT, and in Paris. Rice (1869-1938) was born in Roxbury and also studied architecture at MIT and in Paris. The partners planned and executed many large building projects in Boston & other N.E. cities, as well as in Baltimore. Noted examples of their Boston work are the State St. Trust Co Building on Congress St., R.H. Stearns Dept. Store, the United Shoe Machinery Building, and the 1921 John Hancock Building in the Back Bay.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.
2. Boston Directories.
3. Building Dept. Records.
4. Boston Picture File, Boston Public Library, Fine Arts Section; excellent 1920s photo.



Between 8-28
ADDRESS Harrison Ave. COR. Oxford Place
NAME New England Tel. & Tel. Co.
present original
MAP No. 24N/12E SUB AREA Wholesale
DATE 1964 Bldg. permit 3-19-64
source
ARCHITECT Shepley, Bulfinch, Richardson & Abbott
source
BUILDER Vappi & Co., Inc.
source
OWNER N.E. Tel. & Tel. Co.
original present
PHOTOGRAPHS *24⁴/3-80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
non-residential

NO. OF STORIES (1st to cornice) three plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION 8-bay modern structure of steel & concrete construction, faced with verigated beige bricks. First level features 4 low, wide segmental arches, supported on pyramidally shaped bases faced with quartz conglomerate; arches infilled with mosaic of small, square, granite blocks. Upper levels have deeply recessed slit windows with quartz conglomerate surrounds. Bridges connect bldg. to that adjacent.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 7080 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Part of New England Tel. & Tel. complex; attempt to relate building to surrounding architecture by its scale and materials.

SIGNIFICANCE (cont'd on reverse)

Structure contributes to streetscape by nature of its materials and scale. Wide, swinging arches reflect those of the adjacent 1920 Telephone Co. building.

Building designed by prominent Boston architectural firm, descendant of firm of H. H. Richardson. Other notable works are the Health Welfare and Education Service Center for the Commonwealth of Mass., an example of the New Brutalism, and the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Carl S. Ell Student Center, Northeastern University.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.



ADDRESS 28-32 Harrison Ave COR. Oxford Place

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original

MAP No. 24N/12E SUB AREA Wholesale

SUB AREA Wholesale

DATE 1894 permit 7-25-1894

permit 7-25-1894

SOURCE

ARCHITECT Joseph G. Lafield permit

permit

SOURCE

BUILDER John Deegan

source

OWNER Patrick J. Daly

original	present
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100	100

present

PHOTOGRAPHS *24 1/2-80

TYPE residential single double row. 2-fam. 3-deck can apt.
(non-residential) one store

NO. OF STORIES (1st to cornice) four plus

ROOF flat cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick facade stone trim concrete iron/steel/alum.

Painted; side red; common w Flemish variation

BRIEF DESCRIPTION: Late 19th c. 4x3 bay structure with extensive storefront renovations. 2nd level features two 3-sided bay windows flanked on either side by single window bay with leaded sash in upper casement. 3rd level has corresponding 1-2-2-1 fenestration pattern, & 4th level has balanced though differing pattern of 2-3-2. Fenestration rectangular with flat guaged arches. Projecting stone sill courses at 3 & 4th levels, ornamented by dentils & corbelling at 5th. Brick dentil course at corn.

EXTERIOR ALTERATION minor moderate drastic storefront & bay windows

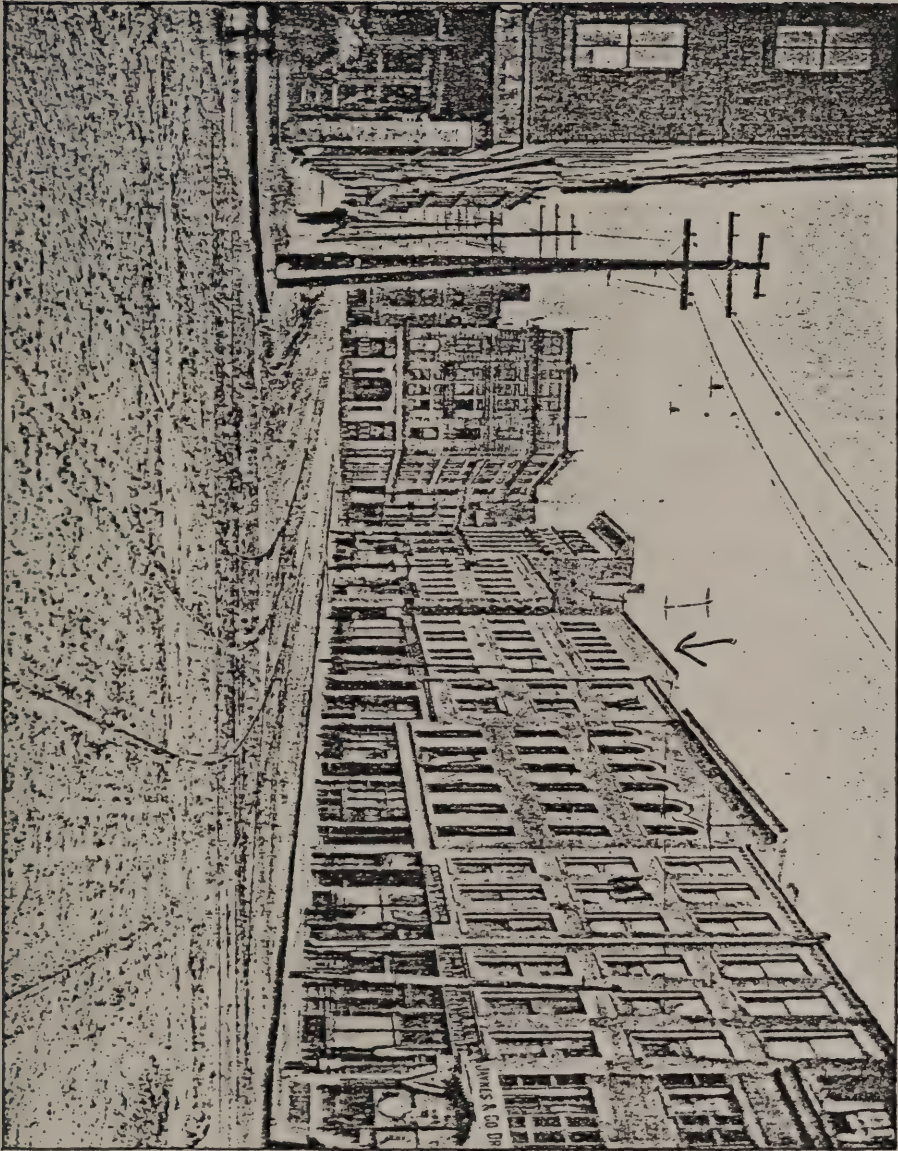
CONDITION good fair poor needs paint LOT AREA 1431 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

Structure culturally significant as one with long history of use by Chinese community. Although storefronts are not sympathetic to the Building's style, it does contribute architecturally in scale, materials and massing to the surrounding streetscape.

A photo taken shortly after the building's completion, ¹. pictures it without painted brick, and with the original storefronts, containing a central entry and flanking show windows. The



HARRISON AVENUE, after widening, looking north.

1894

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bostonian Society Photo File, "Harrison Ave.," 1894.
2. " " " " "Beach St.," postcard c. 1910-15.
3. Boston Directories.



HARRISON AVENUE, after widening, looking north.

28-32

34

36-8

Bostonian Society photo file

from Beach Street

#28-32

#34

#36-8

ADDRESS 36-8 Harrison Ave. COR. _____NAME _____
present originalMAP No. 24N/12E SUB AREA WholesaleDATE c.1894 no permit
sourceARCHITECT unknown
sourceBUILDER unknown
source1898 Atlas
OWNER Charles H. Fiske, Tr.
original presentPHOTOGRAPHS * 243/5-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) restaurantNO. OF STORIES (1st to cornice) four plus _____ROOF flat cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone concrete iron/steel/alum.
common w Flemish variation

BRIEF DESCRIPTION 6 bay structure featuring some classical motifs. Retains cast iron storefront. 2nd level features tall rectangular windows with 2/2 sash & cast iron railing, and recessed porch in bays 2-3 with Gothic Revival cast iron balustrade. Upper level fenestration has 6/6 sash, with brownstone sills & flat guaged arches at 3rd level & round arches with molded archivolt at 4th. Double row of brick dentils & metal cornice with beaded molding surmounts building.

EXTERIOR ALTERATION minor moderate drastic storefront infillCONDITION good fair poor _____ LOT AREA 2064 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Structure culturally significant as one with history of long use by Chinese community. Architecturally significant as fairly intact example of late 19th c. commercial building, with elaborate early 20th c. modification.

Photo dated 1894, just after Harrison Ave. was widened, pictures this structure in its original form, with storefront containing 2 entries & show windows, & minus its balustraded porch.¹ A

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	x				

Significance (include explanation of themes checked above)

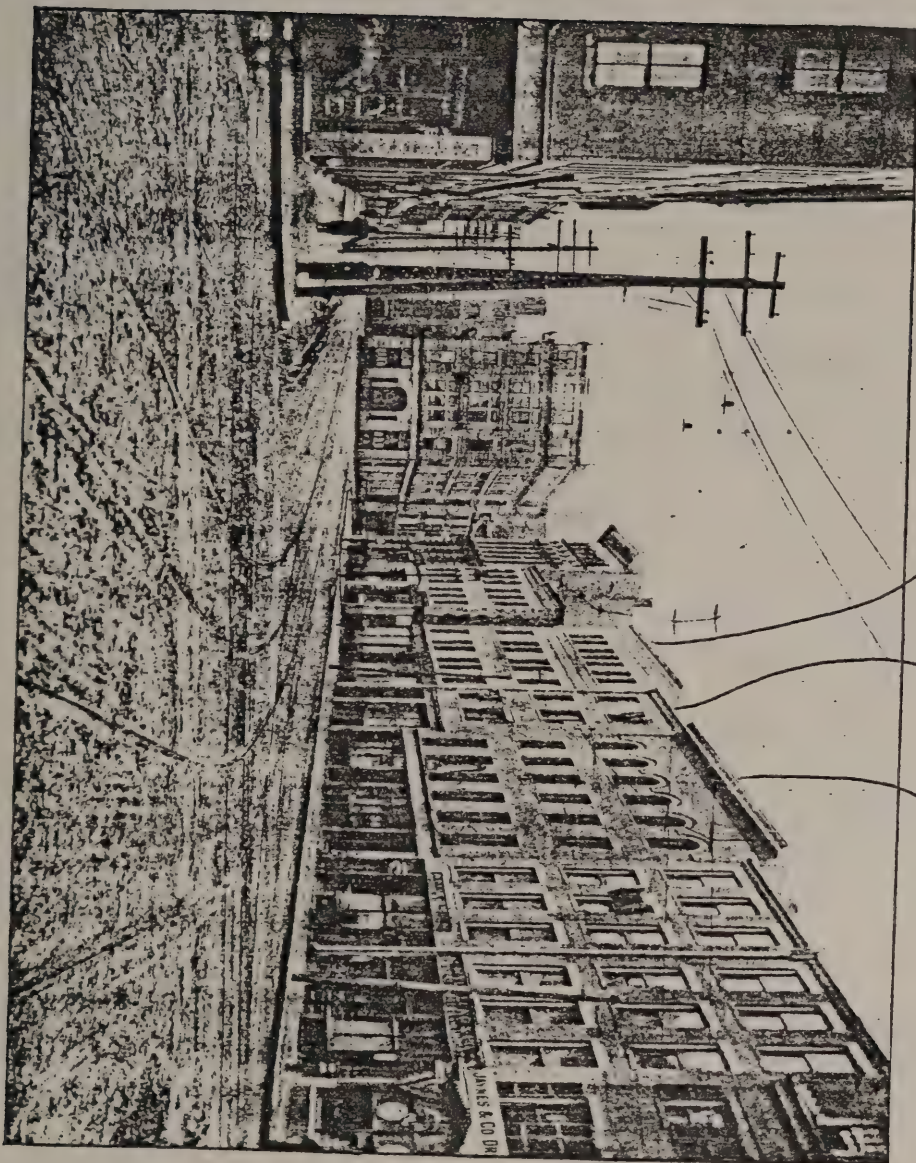
postcard which can be dated c.1910-15 shows the balcony in place.²

In 1896, Hong Far Low & Co., restaurant, was listed at 36 1/2 Harrison Ave., remaining there through at least 1930. A 1916 permit in the Buildings Dept. states that the building was occupied by a restaurant & one family apartment; at that time, Hong Far Low Co. was leasing the building from the owner, Mon Tong.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bostonian Society Photo File. "Harrison Ave.," photo 1894.
2. " " " " "Beach St.," postcard c.1910-15.
3. " " " " "Harrison Ave.," photo c.1920 of first two level of building, featuring recessed porch.
4. Building Dept. Records.
5. Boston Directories.
6. 1898 Atlas of Boston Proper.



HARRISON AVENUE, after widening, looking north.

25-32

34

36-8

Bostonian Society photo file

from Beach Street

#28-32

#34

#36-8



ADDRESS 40-44 Harrison Ave COR. 44-46 Beach St.

NAME present Harrison Building
original

MAP No. 24N/12E SUB AREA Wholesale

DATE c.1916 no permit
source

ARCHITECT unknown source

BUILDER unknown source

OWNER Harrison Building Trust
original present

PHOTOGRAPHS *243/4-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile

NO. OF STORIES (1st to cornice) eight plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.
common bond

BRIEF DESCRIPTION 5x5 bay early 20th c. mercantile building, featuring beveled corner. Two story base, with stone cornice band separating it from upper levels. Single window projecting end bays, remaining bays composed of coupled windows. Rectangular fenestration, with 16/1 sash in end bays, & 12/1 sash in remainder. Stone cornice band divides 7th from 8th levels. Bldg. surmounted by stone cornice & stepped parapet with stone cap, & inset rectangular & diamond-shaped panels.

EXTERIOR ALTERATION minor moderate drastic
windows bricked in-last bay

CONDITION good fair poor Beach st. LOT AREA 4107 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Provides anchor to Beach St. corner of Harrison Ave, corresponding to 8 story structure at Essex St. corner. Both facades identical, simply reversing organization.

SIGNIFICANCE (cont'd on reverse)

Built to house textile related firms, the Harrison Building's significance lies in its relation to the textile industry, whose wholesale & manufacturing offices were largely situated in this area.

Though there is no building permit, in 1916 the Buildings Dept. records show a permit to tear down structures on this site; in the same year, a permit was taken out to install an ele-

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

vator in a new building. The construction date can thus be pinpointed at 1916. In 1918, the Harrison Building was first listed in the directories under Halls & Blocks. Also in 1918, the Freeman Dress Co. was an occupant of the building, and in 1930, the entire occupancy consisted of clothing manufacturing companies.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.
2. Boston Directories.
3. Boston Picture File, Boston Public Library, Fine Arts Section: photo of 1-42 Harrison Ave., c. 1958.



ADDRESS 62-6 Harrison Ave. COR. Beach St.
NAME Station for Boston Elevated Railway Co.
present original
MAP No. 24N/12E SUB AREA Wholesale
DATE ca. 1900 no permit
facade altered 1942 source
ARCHITECT unknown source
BUILDER source
OWNER Boston Elevated Railway Co.
original present
PHOTOGRAPHS * 24³/6-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential Railway facility

NO. OF STORIES (1st to cornice) one plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl glass
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION As modified, mid-20thc. utilitarian structure, 3 X 3 bays with one bay at beveled corner. Entries at corner and end bays. Facade composed of show window bays, black glass panel veneer, and aluminum cornice. Large neon parking sign sits on the roof, facing Beach St.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 1860 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site.

SIGNIFICANCE (cont'd on reverse)

The 1902 Boston City Atlas describes this structure as a one story brick building. Since the structure on the site in 1898 was four stories, undoubtedly the station was constructed ca. 1900. Boston Hotel formerly located here. This building detracts from the streetscape.

Moved; date if known _____

Themes (check as many as applicable)

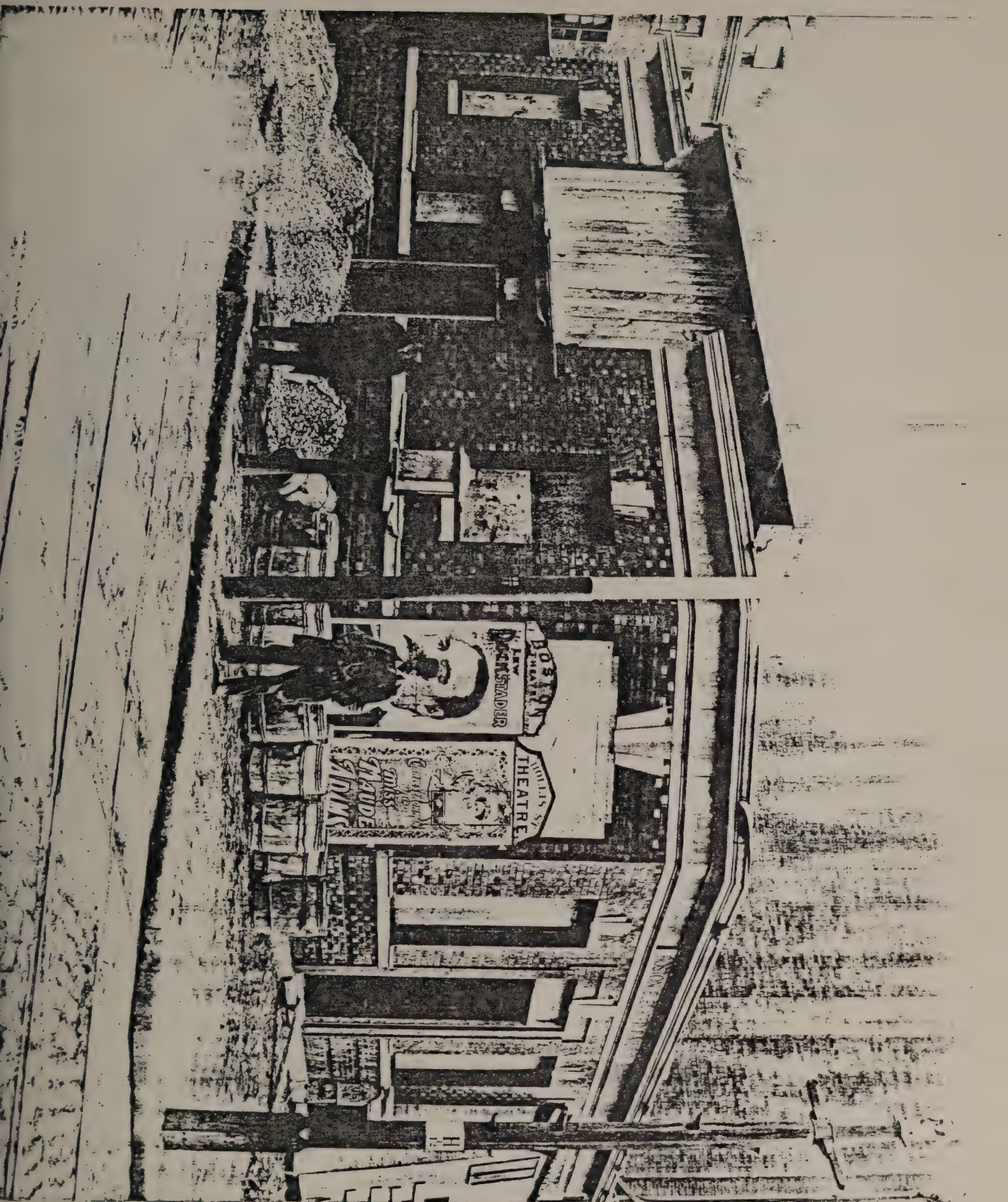
Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				_____

Significance (include explanation of themes checked above)

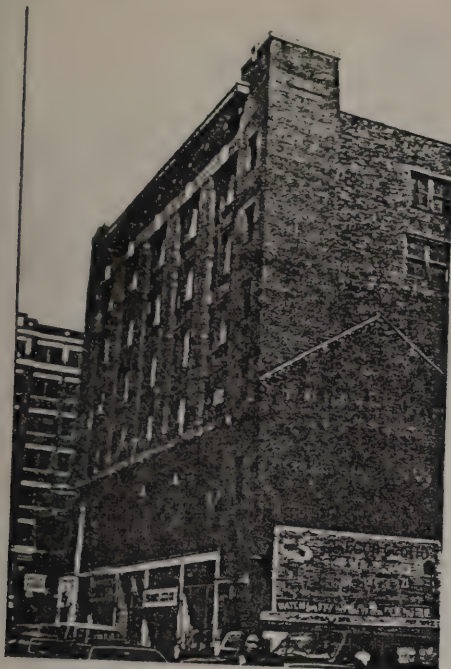
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. records
2. Boston City Atlases
3. Bostonian Society Photo File, "Harrison Ave.," excellent 1900 photo.



Bostonian Society photo file -
58-62 Harrison Ave, C. Beach.
Site of former Boston Hotel.



through to:

ADDRESS 68-74 Harrison Ave COR. 9-13 Tyler

NAME present Gaston Building
original

MAP No. 24N/12E SUB AREA Wholesale

DATE 1910 permit 6-6-1910
source

ARCHITECT Clarence H. Blackall permit
source

BUILDER George A. Fuller Co.
source

OWNER William A. & Sarah H. Gaston
original present

PHOTOGRAPHS * 243/3-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile one store

NO. OF STORIES (1st to cornice) six plus

ROOF flat cupola - dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/viny!
(Other) brick stone granite trim concrete iron/steel/alum.

BRIEF DESCRIPTION 7 bay mercantile structure featuring classical revival motifs; entries in 1st, 5th & 7th bays, the latter retaining portions of original entry. Projecting single window end bays. At level 2, bays 2-6 of cast iron, featuring engaged Corinthian columns. At levels 3-6, same bays organized via brick piers & spandrels, between brick piers narrow cast iron piers incorporating 4 floors separate triple window fenestration. Classically ornamented stone cornice surmounts bldg. End bays project beyond height of

EXTERIOR ALTERATION minor moderate drastic bldg., with stone cap & central key-
storefront stone-like feature.

CONDITION good fair poor LOT AREA 10,656 sq. feet

NOTEWORTHY SITE CHARACTERISTICS T-shaped structure goes through to Tyler St.

Building architecturally significant as stripped-down, mercantile design of prominent Boston architect, as well as being constructed by one of largest contracting firms in world. Historically significant as home of major dry goods company, as well as example of continued development of Harrison Ave. locale as major textile-related area.

Built in 1910, the entire building was leased by the Boston Dry Goods Co., a major dry goods house

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

previously located on Essex St. The building's large areas of window space reflect the need for light in the various aspects of the company's operations. By 1930, the building was filled with companies related to the clothing trade.

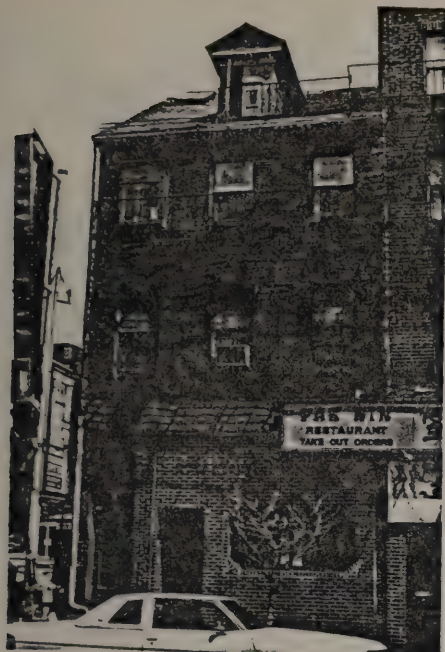
George A. Fuller Co. was one of the largest firms of building contractors in the world, being responsible for many of the most imposing buildings in the country. Among their works are the Board of Trade Building in Boston, and Sullivan's Carson, Pirie & Scott store in Chicago.

Clarence H. Blackall (1857-1942) was born and educated in New York, studied at U. of Illinois, and spent three years at the Ecole des Beaux Arts in Paris. After working as a draughtsman in N.Y., in 1884 he joined the Boston firm of Peabody & Stearns. While there, he was the first American to win the Rotch Travelling Scholarship. In 1889, he joined in partnership with James F. Clapp and Charles A. Whittemore and was connected with this firm for the rest of his career. He was an early member of the BSA, an organizer & first president of the Boston Architectural Club, and a founder & first secretary of the Architectural League of N.Y. Notable buildings identified with his firm are the Carter/Winthrop Building, Little Office Building, and Boston Automatic Fire Alarm Co. Building.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Sunday Herald, June 19, 1910, p. 14. Architectural rendering & announcement of building to be erected.
2. Withey, Henry A. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.
3. Commercial & Financial New England, 1906, p. 260. Bostonian Society.
4. Boston Directories.
5. Building Dept. Records.



ADDRESS 84 Harrison Ave. COR. _____
 NAME _____
 present original
 MAP No. 24N/12E SUB AREA Wholesale
 DATE -1840s no permit
 source
 ARCHITECT unknown source
 BUILDER unknown source
 1874 Atlas
 OWNER John W. Warren Heirs.
 original present
 PHOTOGRAPHS * 243/-80

TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 1/2 plus _____

ROOF pitched, slate roof cupola dormers one, w/ triangular pediment.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) (brick) pressed stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION Early 19th c. Greek Revival structure, entries in 1st & 2nd bays. Some brownstone sills & lintels remaining, & some original 6/6 sash. Brick denticular cornice & projecting frieze which incorporates 3rd story lintels. Star capped iron tie rods on party walls.

EXTERIOR ALTERATION minor (moderate) drastic 1st level
 cracked facade

CONDITION good (fair) poor LOT AREA 1593 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Building architecturally significant as last remaining portion of what was originally a streetscape of mid-19th c. red brick rowhouses, built in response to the South Cove Development. The 1864-5 Boston Almanacs do not list #84; however, surrounding buildings contain various small businesses such as provisions, fruit, fish, a cooper, chemist, painter, etc. It is likely that this building may have contained similar business at one time. Or, it may have

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>x</u>	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

strictly residential at this time.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1874 Atlas
2. 1864-5 Boston Almanacs.

PHOTOGRAPHS

NOTEWORTHY SITE CHARACTERISTICS Located at end of block.

86-88 Harrison Ave. contributes architecturally to streetscape via its scale, massing, and materials. It was undoubtedly constructed in the 1870s, to house area mercantile firms, and perhaps containing housing above. The 1874 Atlas owner of the site was Isaac Means heirs. In 1926, Buildings Dept. records a permit to rebuild the front wall & fifty per cent of the side wall in response to a building complaint. By 1930, the occupancy was entirely Chinese, & included the Mun Lun

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Library.

#90 was presumably constructed as a grocery stand c. 1975, for in that year is a building violation for failure to secure a permit to erect a structure for a grocery stand. This small building detracts architecturally from the streetscape.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.
2. 1874 & 1898 Atlases of Boston Proper.
3. Boston Directories..

ADDRESS 40 Hawkins St Brattle Way
COR. Bulfinch PlaceNAME R.K.O. General
present originalMAP No. 26N/12E SUB AREA Gov. Ctr.DATE 1967 Building permit 8/18/1967
sourceARCHITECT Fulmer & Bowers (Princeton, N.J.)
source (permit)BUILDER Vappi & Co. Inc. (permit)
sourceOWNER R.K.O. General Assoc./
original presentPHOTOGRAPHS 3 4/6 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) broadcast and office facilityNO. OF STORIES (1st to cornice) 5 plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone concrete iron/steel/alum.BRIEF DESCRIPTION Modern office building in red brick with wide
concrete bands between stories. Ground level recessed to form
covered arcade along Bulfinch Place, where main entrance is located.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 17,428 sq. feetNOTEWORTHY SITE CHARACTERISTICS Similar in style to 25 Chardon (same
roofline). Part of Gov. Ctr. Urban Renewal area

SIGNIFICANCE (cont'd on reverse)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 29-33 Hawkins COR.

NAME Boston Edison Substation
present original

MAP No. 26N/12E SUB AREA Gov. Ctr.

DATE 1927, remodelled 1964 (permits)
source

ARCHITECT _____

source

BUILDER _____
source

OWNER	original	present

PHOTOGRAPHS 3⁵/₄ * 80



TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) power substation

NO. OF STORIES (1st to cornice) 2 plus

ROOF	flat	cupola	dormers
------	------	--------	---------

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Modern utilitarian red brick structure

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA est 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Parking lot to rear. Modern style conforms
to other buildings in the Gov. Ctr. Urban Renewal area

SIGNIFICANCE (cont'd on reverse)

The present modern appearance of the electric company substation appears to date from 1964, when an alteration permit was taken out to remove the top 3 stories and remodel an existing 5-story, 1927 building by Bigelow and Wadsworth.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

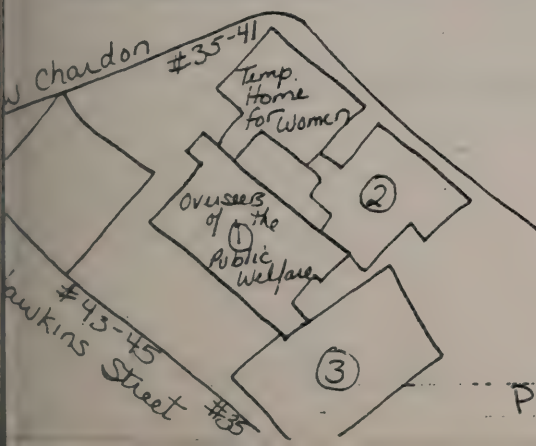
Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 35 and 43-45 Hawkins COR. (rear on Bowker St)NAME City of Boston Overseers of the
Welfare Dept. / Public Welfare
present originalMAP No. 26N/12E SUB AREA Gov. Ctr.DATE 1) #43-45 -main section-1924 (permit 9/4/24)
2) rear addition 1931 (Bldg. Dept. records)
3) side addition- 1948 (permit 11/3/1948)ARCHITECT 1) Newhall & Blevins (permit)
2) Hutchins & French (Bldg Dept records)
3) John M. Gray (permit)BUILDER 1) A. Piotti Co. (permit)
2) no builder listed
3) M. Slotnick Corp. source (permit)OWNER City of Boston
original presentPHOTOGRAPHS 3 5/8" (front), 6 1/4" (rear) - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential city officesNO. OF STORIES (1st to cornice) 3 plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone limestone concrete iron/steel/alum.BRIEF DESCRIPTION 12-bay Federal Revival institutional bldg. with rear Fed. Rev. and modern side additions. Slightly-projecting 5-bay center section set off by quoins. First fl. is stone with center entrance, elliptical fanlight & small vaulted marble lobby. Above, 2-story Corinthian pilasters support stone entablature w/ festooned frieze & triangular pediment with city seal & swags. Adamesque panels above level 2. Stone dentil cornice & brick andEXTERIOR ALTERATION minor moderate drastic stone parapet over flanking side
sections. Splayed lintels, usuallyCONDITION good fair poor LOT AREA 47.732 sq. feet 6/6 sash.
(entire site)NOTEWORTHY SITE CHARACTERISTICS Connected internally to 35-41 New Chardon, which is similar in style and was built at same time. Bldg is set back from street and has several small trees in front, along with iron railing around small grassy yard. Rear addition faces Bowker Street

SIGNIFICANCE (cont'd on reverse)

Well-detailed, generally intact structure built to house city public welfare offices, designed by respected Boston firm.Architect Louis Chapell Newhall (1869-1925) won the 1898 Rotch Traveling Scholarship for two years of European travel and study

Moved; date if known _____

Themes (check as many as applicable)

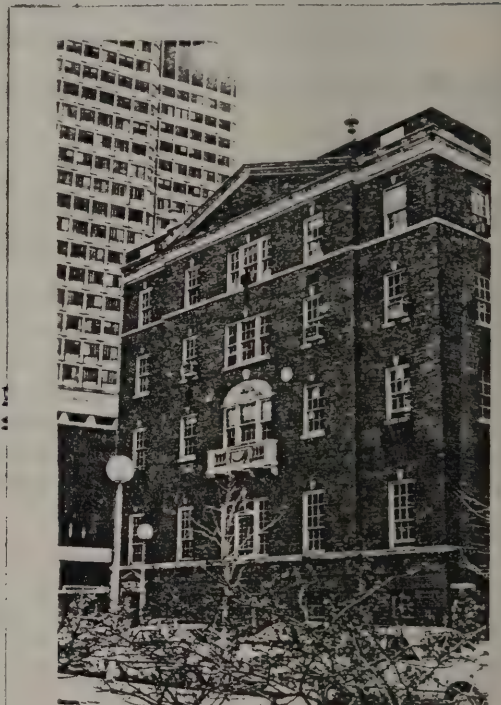
Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

before beginning a long and successful practice with Albert Blevins. The firm also designed the adjacent Temporary Home for Women, the Boston City Club*, and S.S. Kresge's at 477-481 Washington, all in the Central Business District, as well as the East Boston Municipal Gymnasium and Third Congregational Church in Cambridge.¹

Preservation Consideration (accessibility, re-use ;
for public use and enjoyment, protection, utilities)

Bowker St
(rear
facade)



Bibliography and/or references (such as local hist
records, early maps, etc.)

1. Withey, Biographical Dictionary of American Architects....

ADDRESS 17-19 Hawley St. COR.

NAME _____

presentoriginalMAP No. 25N/13ESUB AREA RetailDATE c. 1900-1920style (no permit)

source _____

ARCHITECT _____

source _____

BUILDER _____

source _____

OWNER _____

originalpresentPHOTOGRAPHS 27 6/3 * 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) commercial

NO. OF STORIES (1st to cornice) 2 (originally 4) plus _____ROOF flatcupoladormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron steel/alum.

BRIEF DESCRIPTION Truncated portion of once taller commercial building. Only the original 2-story cast iron storefront remains. Offset left entrance to upper floor and storefront at right. 2nd floor is 4 bays w/ simple metal mullions between panes and metal pilaster strips at sides.

EXTERIOR ALTERATION minor moderate drastic Upper floors removed, 1969CONDITION good (fair) poor _____ LOT AREA 990 sq. feetNOTEWORTHY SITE CHARACTERISTICS at end of dead end alley

SIGNIFICANCE (cont'd on reverse)

Detracts from streetscape

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 81-83 Hawley COR. _____NAME Filenes (rear)
present originalMAP No. 25N/12E SUB AREA RetailDATE 1951 Building Dept. records
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER _____
original presentPHOTOGRAPHS 28 1/5 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residentialNO. OF STORIES (1st to cornice) 8 plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellowstone concrete iron/steel/alum.

rear facade and

BRIEF DESCRIPTION Contemporary utilitarian yellow brick, vehicle loading dock for Filenes Department Store. No style. Ventilation openings and windows placed randomly as needed.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 18,277 sq. feetNOTEWORTHY SITE CHARACTERISTICS Part of Filenes block of 4 attached buildings.

SIGNIFICANCE (cont'd on reverse)

Does not contribute architecturally.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 2-14 High St. ~~OPP.~~ 23-33 Milton Place
 NAME present Rice Building
original
 MAP No. 24N/13E SUB AREA Financial
 DATE 1915 permit 7-30-1915
source
 ARCHITECT Parker, Thomas & Rice permit
source
 BUILDER John J. Brennan source
 OWNER Rice Estate
original present
 PHOTOGRAPHS 17 1/4 * 35 1/2 1/3-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices & stores

NO. OF STORIES (1st to cornice) eleven plus

ROOF flat cupola dormers

MATERIALS (Frame) clayboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick beige stone terracotta concrete iron/steel/alum.

BRIEF DESCRIPTION 14 bay steel frame Classical Revival office building, its 2 story base featuring major entry of marble & bronze recessed in bays 9 & 10, & secondary entry flanked by wooden Ionic columns recessed in bays 5 & 6; granite base, cast iron storefronts & black glass faced piers. Large office windows at level 2. Rectangular fenestration at upper levels, at level 2 alternating with patterned brick panels inset with stone diamonds. Cornice courses over levels 3 & 9, ornamented on latter with centrally located cartouche. Corinthian pilasters separating windows of top two

EXTERIOR ALTERATION minor moderate drastic levels support heavy, classical entab-
storefronts lature of terracotta, & stepped papapet.

CONDITION good fair poor LOT AREA 12,986 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Occupies prominent site, curved facade responding
to street pattern. Western facade flanked by landscaped plaza.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as design of one of Boston's leading architectural firms in the early 20th century. Prominently sited at crossing of High and Summer Streets, it contributes effectively to an architecturally mixed streetscape, particularly at the street level. Furthermore, partial retention of its handsome lobby fabric increases its architectural notability.

An architectural rendering ^{1.} of the Rice Building indicates that originally, within each of the store-

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

front bays were recessed entries, flanked by large show windows, an indication of what were probably individual stores. Certainly a finely finished and elegant building it still retains a partially intact marble and bronze lobby with Classical Revival detailing. In addition, the corridors throughout were once lined with marble walls and dadoes, and the offices were furnished in mahogany.

Parker, Thomas and Rice enjoyed a large & successful practice for many years. Harleston Parker (1873-1930) was a native Bostonian, studied at Harvard & "Boston Tech", and continued his training with 4 years at the Ecole des Beaux Arts. In 1900, joined with Douglas R. Thomas, & in 1907, Arthur W. Rice became a 3rd member of the firm. Parker established the Harleston Parker Gold Medal Awards, in memory of his father, the B.S. A. distributes annually to designers of the year's most distinctive buildings. Thomas (1872-1915) was a native of Baltimore, studied at Johns Hopkins & MIT, and in 1900 joined the firm. Rice (1869-1938) was born in Roxbury and also studied architecture at MIT and in Paris. The partners planned and executed many large building projects in Boston & other N.E. cities, as well as in Baltimore. Noted examples of their Boston work are the State Street Trust Co. Building on Congress St., R.H. Stearns Dept. Store, the United Shoe Machine Building, and the 1921 John Hancock Building in the Back Bay.

In 1917, the directory lists as occupants one leather goods dealer, Bowen & Rich, Inc., and several shoe wholesale dealers. By 1930, leather related firms as well as many other manufacturing related companies were located here, eg. paper & box mfg.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Mank Collection, Bostonian Society, "Rice Building, 10 High St., Boston;" architectural rendering and floor plans.
2. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.
3. 1923 Map of Office Buildings, Boston Public Library, Fine Arts Section.
4. Boston City Directories.
5. Building Dept. Records.

ADDRESS 34-66 High Street COR. High St. PlaceNAME United Shoe Machinery Corporation Building
present originalMAP No. 24N/13E SUB AREA FinancialDATE 1928 permit 11-26-1928
sourceARCHITECT Parker Thomas & Rice: Henry Bailey Alden,
Assoc. Arch. sourceBUILDER George A. Fuller Co. permit
sourceOWNER United Shoe Machinery Corp.
original presentPHOTOGRAPHS 29 7/5, *29 3/2-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices & 14 storesNO. OF STORIES (1st to cornice) twenty-four plus 2 1/2 story penthouseROOF graduated, with hipped cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick beige stone caststone concrete iron/steel/alum bronze trim

BRIEF DESCRIPTION Steel frame skyscraper in Art Deco style with ziggurat massing. Limestone ground floor with black granite base & original bronze storefronts. Century distinguished by massive caststone surround & recessed bronze doorway. Bulk of building of major central shaft with 2 flanking lateral masses, forming light courts on High & Federal Streets; organized via brick piers with recessed vertical bands of windows & spandrels. Penthouse roofed with gold-colored terra cotta tiles. Doorways, storefronts, piers & caststone string courses emphasized by low relief Art Deco motifs, including geometric, floral, & figure designs, of note being imagery relating to leather industry.

EXTERIOR ALTERATION minor moderate drastic
CONDITION good fair poor LOT AREA approx. 26,001 sq. feetNOTEWORTHY SITE CHARACTERISTICS Trapezium plan; three facades, Federal & High formally finished. Occupies almost entire block. Located in area of mixed architectural styles, as well as varying scale.

SIGNIFICANCE (cont'd on reverse)

Monumental structure architecturally significant as most intact Boston example of Art Deco skyscraper, including elaborate Art Deco lobby recently restored, as well as design of prominent Boston architectural firm. Was first building to utilize height & massing provisions of 1928 Amendment to Boston Zoning Law, a reflection of how such regulations influenced form & character of urban design in Boston's downtown. Historically significant as headquarters of major shoe machinery company which by 1929 controlled 98% of shoe machinery business in U.S., had subsidiary companies throughout world, & was considered to hold

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	<u>x</u>	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

major position in city's money establishment. Reflects impact of industrial development on
of CBD.

Art Deco style stimulated by Paris Exposition Internationale des Arts Decoratifs & Industries Modernes of 1925. Art Deco was attempt to unite industry & arts, with decorative sources in Egyptian & Mayan Art, Cubism, Fauvism, & Expressionism.

The firm of Parker, Thomas & Rice enjoyed a large & successful practice for many years, designing many large building projects in Boston & other N.E. cities, as well as in Baltimore. J. Harleston Parker (1873-1930) was a graduate of Harvard, and studied architecture at MIT & Ecole Des Beaux Arts. In 1900, he joined with Douglas R. Thomas (1872-1915), a Johns Hopkins graduate who also studied at MIT and the Ecole. In 1907, Arthur W. Rice (1869-1938) with an identical architectural background, joined the firm. Designing in a variety of styles, examples of their major Boston work include R.H. Stearns Co., State Street Trust Co. Building (1926) and John Hancock Building (1921). Henry Bailey Alden (d. 1939), educated at MIT, was associated in charge of this commission. He also designed Herald-Traveler Building on Mason St., as well as commercial & residential structures in greater Boston area.

U.S.M. Corp. established in 1899 by Sidney W. Winslow, a merging of 3 shoe machinery companies in order to consolidate manufacture & distribution of shoe making machinery; represents conversion of shoe making from cottage industry to modern manufacturing process. U.S.M. Corp.'s first offices located in Albany Building in Leather District. Monumental massing & elaborate interior of High St. building reflection of power of U.S.M. Corp.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated for designation as Boston Landmark.

Representatives of owners indicate intent to develop property, including possibility of partial demolition or total clearance & redevelopment.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Extensive bibliography included in Report of the Boston Landmarks Commission on Potential Designation of the United Shoe Machinery Corporation Building as a Landmark under Chapter 772 of the Acts of 1975.

ADDRESS 70-80 High Street COR. _____NAME First High St. Parking Garage
present originalMAP No. 24N/13E SUB AREA FinancialDATE 1957 permit 1-11-1957
sourceARCHITECT Leland Larsen, Bradley & Hibbard / permit
sourceBUILDER C.J. Maney Co., Lexington / permit
sourceOWNER United Shoe Machinery Corporation
original presentPHOTOGRAPHS * 292/4TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) parking facilityNO. OF STORIES (1st to cornice) 3 levels plus _____ROOF none cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone polished red concrete iron/steel/alum.
graniteBRIEF DESCRIPTION 3 level concrete parking facility in Art Moderne style, featuring polished red granite wainscotting & doorway surrounds. Colored opaque glass panels at 1st level between two end entrances, separated by polygonal granite-faced piers. Yellow, cream & blue metal panels across facade above 1st level, & 3 inset octagonal blue metal panels, vertically oriented, at far right end.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 21, 773 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Noncontributory. Interrupts largely high-rise streetscape by its low, horizontally oriented massing, and its materials are largely incompatible with the surrounding buildings.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.



ADDRESS 126-138 High St. COR. 88-94 Pearl St.

NAME _____

present

original

MAP No. 25N/13E

SUB AREA Financial

DATE c.1890

estimate

source (no permit)

ARCHITECT unknown

SOURCE

BUILDER unknown

SOURCE

1890 Atlas Mary McG. Dalton:88-90 Pearl

OWNER C.H. Dalton: 92-4 Pearl

original

present

PHOTOGRAPHS *22 3/3

TYPE (residential) single double row 2-fam. 3-deck tan apt.

(non-residential) mercantile

NO. OF STORIES (1st to cornice) six plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl

(Other) brick painted stone painted concrete iron/steel/alum.

BRIEF DESCRIPTION 17 x 7 bay Victorian Commercial structure with 1 bay beveled corner, extensively remodelled at storefront level. At levels 2-4, fenestration characterized by flat-topped stone arches with keystone lintels, all flush with facade, sill courses as well as stone banding between windows emphasizing horizontal. Upper 2 levels with their rectangular fenestration have been added. Small 2-story addition on N/E end. Entire building painted gray.

EXTERIOR ALTERATION minor moderate drastic storefront & upper two levels

CONDITION good fair poor LOT AREA 7538 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding, trapezium plan, responds to corner site.

SIGNIFICANCE (cont'd on reverse)

Although extensively modified, structure does contribute to streetscape via its strong horizontal massing, its attractive maintenance, & retention of some original architectural features.

This building was probably constructed c.1890 as a 4 story commercial structure, its upper two stories added c. 1909-1916. Two earlier buildings were located on the site, one of L-shaped configuration at 88-90 Pearl & 138 High, & fitting into the L, a structure at 92-4 Pearl St. These buildings remained

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

standing through at least 1888, the last year in which the latter building was occupied by the Wentworth Mfg. Co. & Shipman Engine Co.¹ Although this configuration remained the Atlas until 1917 when a 6-story building is indicated, it is probable that the current building, originally 4 stories, was constructed under 2 ownerships c. 1890.

Original occupants are unknown; by 1930, machinery companies, a chain company, & a mill supplies company were located here.

- * A photo c.1900 shows a corner of the Pearl St. facade with its original cast iron and brick storefront, 4 stories, and stone cornice.²

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. BPL, Boston Picture File, Fine Arts Section, illus. c. 1887 of structure at 126 136 High St. & 92-94 Pearl St.
2. Print Dept., BPL, "A.H. Folsom Street Views," c.1900, "No. 80-84 Pearl."
3. Atlases of Boston Proper
4. Boston Directories.

Boston. Address. 126-136 High St;
92-4 Pearl Street
Illus. c.1887
Home of Wentworth Mg.Co & Shipman Engine
Co for 3 years. NONCIRCULATING







ADDRESS 172-4 High St. COR. 84 Batterymarch S t.

NAME present original

MAP No. 25N/13E SUB AREA Custom House Markets

DATE 1875 Bldg. permit 4-18-75
source

ARCHITECT George H. Young " "
source

BUILDER Joseph W. Coburn & Co. " "
source

OWNER Heirs of Nathaniel Whiting
original present

PHOTOGRAPHS 19/4, 19/6, 22/1, *22 1/2-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone sandstone concrete iron/steel/alum.
pressed trim

BRIEF DESCRIPTION 6x7 bay High Victorian Italianate structure, featuring cast iron storefront of fluted piers and straight-sided arches, contemporary stained glass filling arches. Upper floors create arcaded effect by straight-sided keystone arches at 2nd & 3rd levels, and round keystone arches at 4th level. Windows subtly paired & flanked by piers with paneled brick work. Dividing floors is belt course of brick dentils and sandstone. Denticular & arcaded brick corbeled cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor recently renovated LOT AREA 3500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Occupies prominent corner site, and forms a significant unit of Victorian design with adjacent Chadwick Lead Works. Faces expressway ramp.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as a design by one of Boston's late Victorian architects, as well as an exuberant example of the High Victorian Italianate style as found in Boston. Historically significant as part of a small remaining group of structures which exemplify the rebuilding of the Fort Hill area as a business district in the 1870s and 1880s, after the hill itself had been leveled. In addition, it housed the salesroom of a machinery mfg. company

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

in an area that was center of iron & hardware trade, a trade which had relocated there from Dock Square after the 1872 fire.

Occupying the building in 1877 was the machinery salesroom of S. A. Woods Machine Co. on the ground floor, & at the upper levels Hobbs, Pope & Co., importers of varnish, gum, & manganese.¹ In 1881, Crocker Filter Co., mfr. of water filters, occupied #174.² The owner, Nathaniel Whiting, owned considerable property around the square and elsewhere in Boston.

There is sketchy knowledge of the architect, George H. Young, who was born in Ireland in 1845. He served his apprenticeship in naval architecture at the U.S. Navy Yard in Charlestown and entered the profession in 1871; he was a member of the AIA. Interestingly, of his three known buildings located in the CBD - 50 Lincoln St. (now gone) and 127-133 Oliver St. - all were built for Nathaniel Whiting. Young was also the architect for St. Pauls School, Concord, N.H.

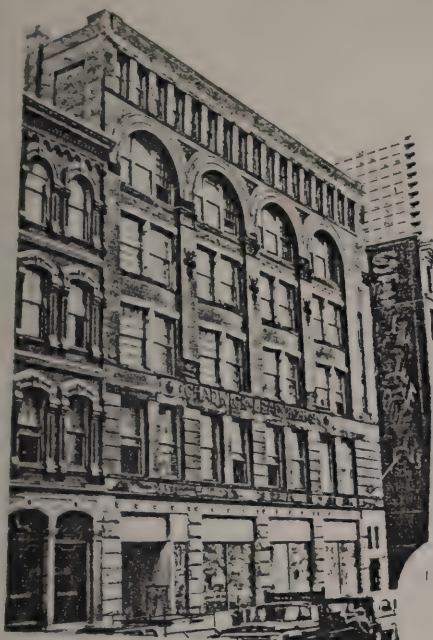
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located in the Custom House National Register District.

Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877.
2. 1881 Strangers Guide to Boston, located at SPNEA.
3. Damrell, Charles S., A Half Century of Boston Building, 1895, p. 204. Partial view.
4. BPL Architects File.
5. BPL Print Dept., "Street Views NO. 5", "Fort Hill Sq. & Telephone Bldg.", 1925.
6. Bostonian Society, "Fort Hill Sq." excellent photo of 1934.

ADDRESS 176-84 High St. COR. Leman PlaceNAME Chadwick Lead Works / same
present originalMAP No. 25N/13E SUB AREA Custom House *Markets*DATE 1887 Bldg. permit 2-26-1887
sourceARCHITECT William Gibbons Preston "
sourceBUILDER Augustus Lothrop & J. P. Lovering "
sourceOWNER Chadwick Lead Works
original presentPHOTOGRAPHS *19 1/5, 19 1/6-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential sales, office, warehouse & manufacturingNO. OF STORIES (1st to cornice) six plus towerROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick-pressed stone granite & concrete iron/steel/alum.
common w Flem. var brownstone, & terracotta tileBRIEF DESCRIPTION 9x9 bay industrial structure in Romanesque Revival style with
some Gothic detailing. Storefront piers of stacked rock-faced granite blocks
supporting cast iron lintel, & major entry in first 2 bays. Levels 3-5 organized
in 4 round-arched openings with paired windows, & curved spandrels over level 3.
Facade enriched with decorative motifs of carved brownstone, terracotta, and wrought
iron, including grotesques. Tall shot tower. Name in terracotta on facade & tower.EXTERIOR ALTERATION minor moderate drastic removal of turret at right frontCONDITION good fair poor LOT AREA 5567 sq. feet corner in 1922NOTEWORTHY SITE CHARACTERISTICS Adjoins High Victorian Italianate buildingat corner of High and Batterymarch. Faces expressway ramp.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as a major example of industrial design by a prominent Boston architect, as well as an example of H. H. Richardson's ongoing influence on Boston architecture. Historically it is significant as the home of a metal manufacturing company in an area that was center of iron & hardware trade, having moved there from Dock Square after the 1872 fire.

The Chadwick Lead Works manufactured white lead and a variety of cast lead products, such as lead pipe & solder. It also made shot, & the tower was utilized as a shot tower. In 1902, the business was taken over by Boston Lead

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	<u>x</u>	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Co., & the building acquired by J. H. Long Machine Co. to be used as a print works. In 1922, Factory Mutual Building Association, a fire insurance company, purchased the building for their engineering department; at that time major modifications were made at the cornice level.

Architect William Gibbons Preston (1844-1910) studied briefly at the Ecole des Beaux-Arts and is known for several major buildings in a variety of late 19th c. styles. He designed the Museum of Natural History (now Bonwit Teller's), the earliest portion of the Hotel Vendome, the Richardson Block, and the International Trust Co. Building, all of which evidence his command of the eclectic vocabulary of the late Victorian period.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located in National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Paper for Prof. Sekler on file at Carpenter Center, Harvard U.
2. American Architect and Building News, vol. 21, May 7, 1887, No. 593, illus.
3. American Architect, v. 129, Jan. 5, 1926,, p. 94, illus.
4. Burnell, Gene, Built to Last, 1977, p. 46,
5. Damrell, Charles S., A Half Century of Boston's Buildings, 1895, p. 72, & illus.
6. Broad Street Poster. opp. p. 204.
7. National Register Supplement
8. Herndon, Richard, Boston of Today, 1892, p. 361.
9. Bostonian Society, "Fort Hill Square," excellent 1934 view.
10. Print Dept., BPL, "Street Views #5," "Fort Hill Sq. & Telephone Building, 1925," partial view.



CHADWICK LEAD WORKS BOSTON



ADDRESS 190-192 High St. COR. Leman Place

NAME	present	original

MAP No. 25N/13E SUB AREA Custom House Mark 3

DATE 1898 permit 4-7-1898
SOURCE

ARCHITECT Kendall, Taylor & Stevens permit.
SOURCE

BUILDER not cited
SOURCE

OWNER Charles A. Morss
original present

PHOTOGRAPHS *26-75-80

TYPE (residential) single double row 2-fam. 3-deck ten apt. . .
(non-residential) store & storage lofts

NO. OF STORIES (1st to cornice) six plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone limestone concrete iron/steel/alum.
common w Flemish variation trim

BRIEF DESCRIPTION 5 bay Classical Revival structure, retaining original cast iron storefront with entries in 1st & 5th bays. Fenestration at levels 2-5 arranged via 3 wide windows flanked on either side by a narrow window. 6th floor fenestration expands into 7 rectangular windows. All have flat guaged arches excepting 3 central windows of 2nd level which have molded enframements. Metal modillion block cornice with scrolled brackets over pilasters flanking 1st & 7th windows of 6th level.

EXTERIOR ALTERATION minor moderate drastic storefront infill

CONDITION good fair poor LOT AREA 2154 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to Chadwick Lead Works. Faces express-
way ramp. Located at alley corner.

SIGNIFICANCE (cont'd on reverse)

Structure not significant example of its type,
but does contribute in scale & massing to archi-
tecture of street scape.

The earliest known occupant of the building was Stimpson & Co., paper bags & twine, located here in 1930 after many years at 64-5 Chatham St.

Henry H. Kendall (1855-1943), senior member of the firm of Kendall, Taylor, & Stevens, graduated from MIT and continued his training with William

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal- _____	Conservation _____	Recreation _____
Agricultural _____	Education _____	Religion _____
Architectural _____	Exploration/ _____	Science/ _____
The Arts _____	settlement _____	invention _____
Commerce _____	Industry _____	Social/ _____
Communication _____	Military _____	humanitarian _____
Community/ _____	Political _____	Transportation _____
development _____		

Significance (include explanation of themes checked above)

G. Preston. He served as Assistant to the Supervising Architect of the Treasury Dep in Washington from 1879-1889, after which he returned to practice in Boston,** Bertrand E. Taylor (1885-1909) began his architectural training with Ober & Rand, eventually becoming junior partner. The firms of Kendall & Stevens, Rand & Taylor, joined briefly in the late 1890s, becoming Kendall, Taylor & Stevens c. 1898-1899. C. 1900, Kendall and Taylor joined forces in a partnership, particularly specializing in hospital architecture. Other examples of Kendall, Taylor & Stevens' designs in the CBD are the Oliver Ditson Building and the building at 80-86 Kingston St.

**

joining in partnership with Edward F. Stevens.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within the National Register Custom House District.

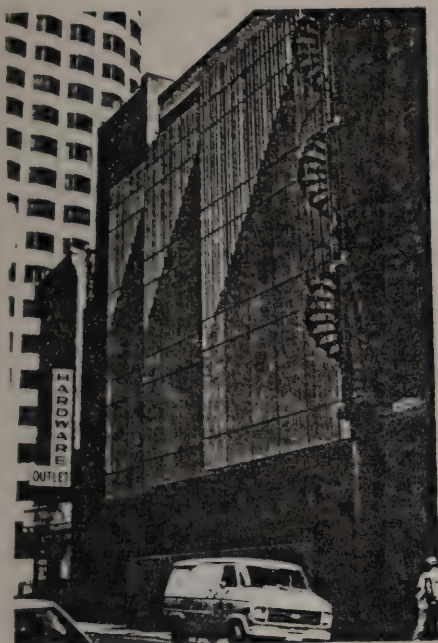
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bostonian-Society Photo File, "Fort Hill Square," excellent photo c. 1930s.
2. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.
3. Boston Directories.
4. Building Dept. Records.

X ref.

BOSTON LANDMARKS COMMISSION

Building Information Form Form No. _____ Area CBD



ADDRESS 45-49 High St OPP. Between 265 & 245
COR. Purchase St

NAME (T) Operations Center
present original

MAP No. 24N/13E SUB AREA Financial

DATE 1969 Bldg. permit 6-23-1969
source

ARCHITECT Jackson & Moreland
source

BUILDER George A. Fuller Co.
source

OWNER MBTA
original present

PHOTOGRAPHS *26³/₂

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential power substation

NO. OF STORIES (1st to cornice) five plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick brown stone concrete iron/steel/alum.

BRIEF DESCRIPTION

Modern brick structure with windowless facade, and recessed entry gained by ramp leading across facade. Purchase St. facade similar.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 8435 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Building has facade on opposite street.

SIGNIFICANCE (cont'd on reverse)

Non-contributory.

UHK 6/80

249

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	<u>✓</u>
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

[. Building Dept. Records.



ADDRESS 51-53 High St. OPP. 245 Purchase St.
COR.

NAME present original

MAP No. 24N/13E SUB AREA Financial

DATE c. 1873 source (No permit)

ARCHITECT unknown source

BUILDER unknown source

1874 Atlas
OWNER Chester Guild & Son
original present

PHOTOGRAPHS 26 3/4 * 35 5/2-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile

NO. OF STORIES (1st to cornice) four plus above grade basement at rear

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION Narrow 4 bay mercantile building with granite facade. Rectangular fenestration with beveled window edges; sill courses, and projecting band course between stories. Stone modillion block cornice. Rear facade of brick has fully exposed basement level, granite sill and lintel courses, and corbelled cornice; largely covered by advertising signs and firescape.

EXTERIOR ALTERATION minor moderate drastic storefront

CONDITION good fair poor lack of maintenance LOT AREA 2440 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Buildings recently razed on northeastern side.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as early post-fire granite mercantile structure, once part of continuous granite-faced row down High and around corner on Federal Street. Also, historically significant as related to the leather industry, rebuilding in this area after devastation by Great Fire of 1872.

The 1874 Atlas indicates that this building was already occupying the site, and the 1883 Atlas pictures a streetscape wall of stone facades extending

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

from 27 to 85 High St. and down the Federal Street block.

The original occupant of 51-53 High Street was Chester Guild, Hide & Leather Machine Co., previously located on Blackstone Street and first listed here in the directories in 1874. By 1887, he was joined by H.H. Read & Co., split leathers, etc.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Whiting, John, A Schedule of Boston Buildings and their Occupancy, 1877.
2. 1874 & 1883 Atlases of Boston Proper.
3. Boston Directories.

ADDRESS 73-103 High St. COR. 225 Congress St.
197-225 Purchase St.NAME Keystone Building
present originalMAP No. 24N/13E SUB AREA FinancialDATE 1968-70 Bldg. permit 10-2-68
sourceARCHITECT Pietro Belluschi &
Emery Roth & Sons N.Y.C. " "
sourceBUILDER Carl A. Morse, Inc. of Mass., N.Y.C. " "
sourceOWNER Keystone Centrose Assoc., N.Y.C.
original presentPHOTOGRAPHS * 18 1/4 - 80TYPE (residential) single double row 2-fam. 3-deck tan apt.
non-residential stores & offices.NO. OF STORIES (1st to cornice) thirty-two plus ROOF flat cupola domersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone Travertine concrete iron/steel/alum.
Marble

BRIEF DESCRIPTION Polygonal modern office tower of steel frame construction with concrete fill over fluted metal deck; skin of bronze solar glass and light tan Italian Travertine marble. Structure distinguished by its connecting 3-sided window bays which rise from 3rd to top levels, and give building a corrugated appearance along with emphasizing its verticality. Softly rounded corners carry the eye around.

EXTERIOR ALTERATION minor moderate drastic CONDITION good fair poor LOT AREA 28,680 sq. feetNOTEWORTHY SITE CHARACTERISTICS Freestanding; adjusts to polygonally shaped site
formed by street pattern. Faces expressway.

SIGNIFICANCE (cont'd on reverse)

Structure located on fringe of Financial District, and helps to extend the Financial-Retail area into the South Station area. Significant in its pioneering use of Travertine marble, the architects state that it is the first time that this decorative marble has been used as facing for a building; ordinarily, it is for interior use. A total of 1400 tons of the stone were cut from a quarry near Rome for this building.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Other notable Boston buildings by the prominent N.Y. firm of Emery Roth & Sons are the Leverett Saltonstall Building, Government Center, and New England Merchants Bank Building (with Edward L. Barnes). Pietro Belluschi designed the Boston Company Building in collaboration with Emery Roth & Sons, and Frank S. MacGregor House (with TAC) at MIT.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Progressive Architecture, v. 50-3, July 1969, p. 34. illus.
2. Architecture Boston, 1976, p. 13.
3. Codman Survey, 1973.
4. 1971 World Almanac, p. 656.
5. Old Farmers Almanac, 1973, p. 668.
6. BPL Architectural Picture File: photos & news clippings.
7. Bldg. Dept. Records.



ADDRESS 125 High St. COR. Pearl St.
Purchase St.
 NAME Travelers Insurance Co. / same
present original
 MAP No. 25N/13E SUB AREA Financial
 DATE 1958 permit 3-24-1958
source
 ARCHITECT Kahn & Jacobs, N.Y.C. permit .
source
 BUILDER George A. Fuller Co. "
source
 OWNER Travelers Ins. Co. of Hartford
original present
 PHOTOGRAPHS 22³/₄, *22³/₅-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential offices, stores, and bank

NO. OF STORIES (1st to cornice) sixteen plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick white stone tile concrete iron/steel/alum.
glazed on Pearl St.

BRIEF DESCRIPTION Modern high rise office tower, cross-shaped in plan, with skin of brick, tile, and glass. Main facade organized via central projecting tower of white brick, lacking fenestration, with aluminum entry way at street level. Flanked by 2 lower towers featuring white brick piers, blue tile spandrels, and primarily triple window bays with aluminum sash, 7 per side. Freestanding mural to right of entry depicting early Boston.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 64,539 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding, occupies almost entire block, facades face three streets. Surrounded by plaza attractively landscaped. Located in area of mixed high rise and late 19th c., smaller scale, buildings.

SIGNIFICANCE (cont'd on reverse)

Structure contributes to the streetscape at pedestrian level, with its attractively landscaped plaza, providing a tiny, park-like haven within the inner city. It overwhelms the Richardson Block, however, facing opposite on Pearl St.

Like the Keystone and Fiduciary Trust Buildings nearby, the Travelers Building is located on the very fringe of the Financial District, and was one of the earliest modern office buildings which

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

served to expand the financial-retail area into the South Station area.

in

There are no other known buildings with[^] the CBD by the N.Y. firm of Kahn & Jacobs.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.



Boates Court
ADDRESS 155-159 High St. COR. 110-118 Oliver St.

NAME	present	original

MAP No. 25N/13E SUB AREA Financial

DATE 1874 on building
source (no permit)

ARCHITECT unknown source:

BUILDER unknown SOURCE

1874 Atlas	
OWNER Nathaniel Whiting	
<u>original</u>	<u>present</u>

PHOTOGRAPHS *23²/₁, 29⁵/₂ -80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF	flat	cupola	dormers
------	------	--------	---------

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION 7x9 bay Romanesque Revival structure with 1 bay beveled corner, retaining cast iron storefront, piers decorated with half stars in caps. Entries in bays 1 & 5. 2nd level fenestration rectangular with stone sill & lintel courses & panelled brick work above lintels. Round arched windows incorporate 3rd & 4th levels, springing from pilasters with stone bases & molded caps; double arched window in bays 4 & 5 correspond with original entry, & spandrel features metal plaque inscribed "18-W-74." Corbelled cornice with dentils caps building.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3541 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site; anchor building in what was originally
curved row facing Fort Hill Square. Boates Court retains cobblestone paving.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as intact, early example of post-fire mercantile construction, one of first to be erected on newly leveled Fort Hill; also as element in cluster of small scale structures, notable for their harmony of scale, materials and design, & generally intact quality, a well-preserved remnant of buildings once characterizing entire area. Also significant as example of quality craftsmanship evidencing mercantile pride. Historically significant via its

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

location at the heart of metal and hardware district, trades which had relocated there from Dock Square after the 1872 Fire.

This property was owned by the estate of Nathaniel Whiting, a dealer in ruffles & trimmings, who had developed many other sites in the downtown area. The earliest known occupants were located here in 1876: Gillis, Morrison & Co., steam & gas pipe fitters on the 1st floor, and the U.S. Army offices located on the 2nd. In 1877, J.D. Bradford shoe factory, occupied the 4th.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Oliver/Purchase District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Suffolk County Registry of Deeds, 1208:210.
2. King, Moses, King's How to See Boston, 1895, p. 80, streetview.
3. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877.
4. Boston Directories.
5. 1874 Atlas of Boston Proper.

155-9 High St.

REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
1208: 210	City of Boston	John P. Healy, Arthur N. Whiting, & G. Franklin Fuller, Trs. of will of late Nat. Whiting/ and Alvah A. Beverage		Indenture - for right of way over city of Boston land in area now labeled Boates Court.

ADDRESS 161-163 High St. COR.NAME present originalMAP No. 25N/13E SUB AREA FinancialDATE 1873 on building (final inspec-
source tion report 12-3-75)ARCHITECT none cited sourceBUILDER David H. Jacobs & Son sourceOWNER Charles G. Chase original presentPHOTOGRAPHS *295/3, 355/5, 5/6TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) five plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone sandstone concrete iron/steel/alum.BRIEF DESCRIPTION 6 bay Neo-Grec structure retaining original cast iron
storefront with modern infill. Rectangular fenestration at upper
levels; at 2nd divided into 2 triple window sections by stone piers capped by square,
faceted bosses, windows separated by engaged, cast iron half-columns. At 4th level piers
feature vertical leaf caps, supporting bracketed cornice with central triangular pediment
topped by palmette acroterion & inscribed "1873." Over 5th level is slightly coved
cornice ornamented with medallions. End piers topped by palmette acroteria in circular
EXTERIOR ALTERATION minor moderate drastic enframingent.CONDITION good fair poor LOT AREA 3245 sq. feetNOTEWORTHY SITE CHARACTERISTICS Large parking lot located on eastern side of
building.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as intact, early example of post-fire mercantile construction, one of first to be erected on newly leveled Fort Hill; also as element in cluster of small-scale structures notable for their harmony of scale, materials & design, as well as their generally intact quality, a well preserved remnant of buildings once characterizing area. It is also significant as example of rare building type within Financial District, and as example of quality craftsmanship

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

evidencing mercantile pride. Historically significant via its location at heart of metal & hardware district, trades which had relocated there from Dock Square after 1872 fire.

Although the building is inscribed "1873" on its facade, its owner, Charles G. Chase, does not appear to have purchased the property until October of 1875, when he bought area's "lot #13" from the City of Boston. Building Dept. records do not elucidate, for they contain not a permit, but rather a final inspection report dated December, 1875. David H. Jacobs & Son, masons, are cited as builders, though the architect's name does not appear; possibly Jacobs himself designed the building.

The earliest known occupant was the carriage repository of Abbott Downing Co., located on floors 2-4 in 1876; their manufactory was located in Concord, N.H. In 1877, the street floor was occupied by William Jessop & Sons, steel warehouse.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Oliver/Purchase District.

Structure being rehabilitated.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Suffolk County Registry of Deeds, 1291: 131 & 1383: 196.
2. King, Moses, King's How to See Boston, 1895, p. 80, street view.
3. Whiting, John, A Schedule of Boston Buildings & Their Occupancy, 1877.
4. Boston Directories.
5. Building Dept. Records.

161-163 High St

REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
1291: 131	City of Boston	Charles G. Chase	23,562 \$23,526.25	Land on Washington St., N.E. of land of heirs of N. Whiting. Lot #13 on city survey plan, Thomas W. Dawes, dated Apr. 1, 1874,
1383:196	J. P. Healy et al.	Charles G. Chase	\$1600	for share of party wall bet. his estate + estate of late Nat. Whiting on Fort Hill, "as the said Chase has already used in the erection of a building on his said estate."



ADDRESS 189-191 High St. COR.

NAME present original

MAP No. 25N/13E SUB AREA Financial

DATE c. 1876-7 estimate
source (no permit)

ARCHITECT unknown source

BUILDER unknown source

1883 Atlas
OWNER J. Goldthwait
original present

PHOTOGRAPHS *22 2/2

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone marble concrete iron/steel/alum.

BRIEF DESCRIPTION 4-bay Neo-Grec mercantile structure, with intact storefront featuring cast iron piers with pineapple-like caps, and recessed entries up flight of steps in bays 3 & 4. Sheet metal lintel anchored by large, square decorative boss at 1st bay. Marble facade, fenestration decreasing in height with each story, & original sash divided vertically into 3 lights. Rectangular 2nd story windows, flat-arched 3rd story, and segmental arch^{ed} 4th story. Projecting piers at outer corners enriched with incised floral decoration, and corbelled out at 4th story, rising beyond cornice to triangularly

EXTERIOR ALTERATION minor moderate drastic pedimented caps. Stone cornice, with
inset stone diamonds in frieze.

CONDITION good fair poor _____ LOT AREA 2026 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Part of original crescent-shaped block facing Fort

Hill Square. Now adjacent to parking area on southern and rear facades.

SIGNIFICANCE (cont'd on reverse)

Architecturally significant as largely intact post-fire building, one of only 3 Neo-Grec style structures located within Financial District, and one of few early structures with marble facades in survey area. Historically significant as home for many years of manufacturer of printing supplies, suppliers to an industry which Boston dominated.

Located on the originally crescent curve of Fort Hill Square, earlier known as Washington Square, this structure is one of only 2 remaining at its northern

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

end. Once part of a unit of at least 2 identical buildings,¹ it may even have been an element in a unit of 4, since the 1890 Atlas indicates stone fronted structures from 191. The earliest known occupants were located here in 1877: the salesroom of Averill Chemical Paint Co. was located in the basement & on the 1st floor; William W. Bartlett & Co., manufacturing chemists (bottle castor oil, etc.) were on the 2nd; Gillespie Governor Co.'s salesroom was located on the 3rd; and on the 4th floor was Abbott & Spalding, elevator manufacturer.

By 1881, Golding & Co., manufacturers of printing presses, stamps & materials, had expanded into this building from the adjacent building (now gone) at 183-187 High Street or 39-40 Fort Hill Square. (In 1884, the company again expanded into 195-197 High St. the structure still standing.) Golding & Co. made the first moderately-priced self-inking portable printing press, and at the time were the largest manufacturers of this press in the country.¹ At the turn of the century, Golding & Co. was still the building's occupant.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Pictorial History of Boston, 1880, p. 11 - SPNEA Clipping File, "Boston Guide Book" illus.
2. King, Moses, King's How to See Boston, 1895, p. 80, view of Fort Hill Square.
3. 1883, 1890 Atlases of Boston Proper.
4. Boston Directories.
5. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877, BPL, Fine Arts Section.

and retail clothing establishment of Leopold Morse & Co. Directly in front of the main entrance of their building, cor. Washington and Brattle Streets, is the statue of Samuel Adams which was lately erected from a fund bequeathed to the city of Boston by Jonathan Phillips. The cut below represents the building, which was erected in 1875 and since occupied by them. There is no firm in the clothing trade in this city better known to the public for its enterprise and fair-dealing, and they stand to-day not only as pioneers, but as the most prominent dealers in New England.

They occupy six large stories, the three lower of which are devoted to their large retail trade. Their stock at all times embraces all the most fashionable styles and shades of clothing for men, youths, boys and children. The garments are of every quality suitable to the merchant, the professional man, or the artisan; and what is still of more interest, they are marked down to the lowest possible figure. An excellent opportunity is thus offered to the public to secure clothing of any quality at low rates, which will compare very favorably with that of custom-make.

An important branch of their business is Boy's and Children's clothing in which they are large dealers.

They manufacture all their goods, and are thus enabled to guarantee every garment sold. In addition to their ready-made business, they do a large custom trade, and make uniforms for police, military, and naval officers. The uniforms for the chief marshal of the celebration and for all his aids were made in that department.



LEOPOLD MORSE & CO.

his establishment to High Street, which was completely destroyed in the great fire of 1872, at a time when he held all in the market, of the most desirable goods of the season. After the fire, his School-street store was well known until he moved, in 1874, into the commodious store, No. 72 Federal Street, corner of Franklin Street, where he was succeeded by his sons in 1880, as the Hall Rubber Company, who now carry on the large business established by their father, being also selling agents for the largest rubber manufacturing firms in the world, with an assortment of almost every conceivable article now made of this most valuable product.



PRINTING PRESSES.

When Faust and Gutenberg first invented types and began to multiply copies of the Bible and other books with great rapidity, so that they could afford to sell them for a comparative trifle, whereas before a single Bible had cost the price of a small estate, and books were so valuable that they were chained to pillars to prevent their clandestine removal, the people were so puzzled that they said that Faust had entered into a contract with Satan. Now any one with one of Golding & Co.'s printing presses can do their own printing and advertising at a trifling cost.

Golding & Co made the first self-inking portable printing press that could be sold at a moderate price, and are now the largest manufacturers of these goods in this country. Their manufactory is situated on the site of the old schoolhouse which was on the easterly side of Washington Square now called Fort Hill Square.

189-191 High St.

buy at one time at a retail store, and that their sales in one month would supply one hundred thousand such customers, we can get some idea of the immense amount of coffee which must pass through the hands of this firm in a single year. And yet this is only one of the many articles to be found in their store.

The next floor below is occupied with the manufacturing and packing of Spices, Cream Tartar, and Mustard. Here the crude spices are ground and put up in small packages suitable for the retail trade, which are in turn put up by the dozens or gross, in boxes made for the purpose. Here we can see in bulk the Ginger, Cassia Pepper, Cloves, Pimento, etc., as imported, or being ground, or after it is ready for packing. They positively assert that every package of Spice or Cream Tartar labelled by them with the name, is strictly pure. Their manufacturing departments are always open to the visits of their customers.

The fourth and fifth floors are filled with the immense variety of manufactured and imported groceries, as is also the main or store floor. On the latter may be seen the eighty-horse power engine, which is required to drive the machinery in rooms above. The first floor above the street is given up to the office and salesroom, where they have samples spread over many tables. The basement contains their two large steam boilers, large stock of pickles and other heavy goods. Their goods are received and shipped at the Mercantile-street entrance.

Swain, Earle & Co. are sole importers to the United States of Manby's celebrated English Washing Crystal, which probably has by far the largest sale of anything of the kind in the world. They are also New England agents for Lautz Brothers & Co's fine Laundry Soaps, whose excellent qualities have made them so popular for daily use; the Niagara Starch, noted for its snowy whiteness and absolute purity, which no doubt is the reason why its sales have so rapidly increased. Also, Dunham's Coconut, Seneca Falls Yeast Cakes, Marge Fils' French Maccaroni, and the Great Western Conserving Co's Canned Meats. These include roast beef, free from bone, put up in two pound cans; roast mutton, tongue, roast chicken and turkey, boned chicken and turkey, etc., etc. Hemp, rape, and canary seed are also kept in large quantities.

Their establishment is a grand bazaar for supplying the grocers of New England; and as our retail dealers from the surrounding towns come to Boston, we advise them to call at the store of Swain, Earle & Co., and look over their immense stock, and we can assure them that they will meet with a polite and cordial reception; and if they purchase goods of the above mentioned firm they can be assured of getting good articles at fair market prices.

Near church ment of

This Cornhill, wh import Englan necessa of art increa deman he wa tionery attentio Whippi furnish made l quality He bui filling

1869, w Messrs ten yea ried on finding arrange ous est: at 37 Co old stan the mo to their been p lights broad long by light to by stai The ou which t the cor in ash. tend fre show-co Beneath at the s all sizes In the the cas office of and deli on Bra aunoyar the ste main fl having parts of for ord the reta there is stock, I manded been est dation peculiar The s ries thr lent tas most fa

Pictorial ~~View~~ History of Boston, 1880, p. 11. SPNEA clipping
file, "Boston Guide Books."

ADDRESS 195-197 High St. COR.NAME present originalMAP No. 25N/13E SUB AREA FinancialDATE 1884 permit 4-8-1884
sourceARCHITECT John R. Hall permit
sourceBUILDER Gideon Currier & M. Tate permit
sourceOWNER S.O. & J.M. Currier
original presentPHOTOGRAPHS 22 2/3TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) manufacturing & one storeNO. OF STORIES (1st to cornice) five plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Late 19th c. 4x7 bay mercantile structure retaining original cast iron storefront with freestanding column at corner entry. Facade divided into two sections by projecting brick piers. Segmental arched windows with brownstone sills. Stepped corbelled cornice with zinc flashing. Minor facade features rock-faced granite lintel at storefront level.

EXTERIOR ALTERATION minor moderate drastic storefront on minor facade has brick
needs paint & infill.CONDITION good fair poor re-pointing LOT AREA 2009 sq. feetNOTEWORTHY SITE CHARACTERISTICS #189-197 are isolated pair of buildings remaining

at north end of block; now surrounded on south & east sides by vacant lots, and on north side by expressway ramp. Faces parking garage.

SIGNIFICANCE (cont'd on reverse)

Utilitarian mercantile structure significant as last building to complete construction of post-fire curved block on south/east side of Fort Hill Square.

Built in 1884, it was immediately occupied by J. Golding & Co., manufacturers of printing presses; the company was expanding from the two buildings adjacent, of which only #189-191 remains. Golding & Co. had made the first, moderately priced, self-inking portable printing press, and at the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

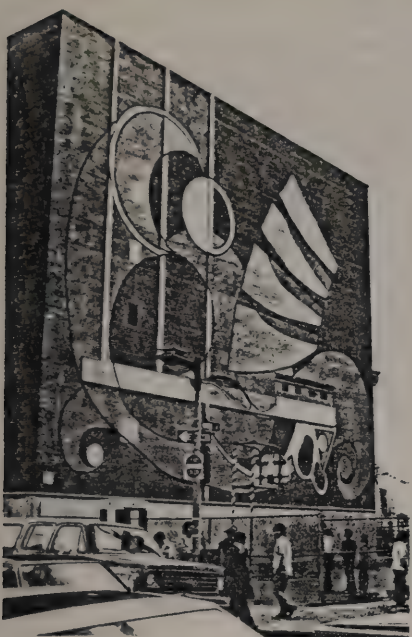
time was the largest manufacturer of this press in the country.^{1.}

John R. Hall was listed as architect in the directories from 1856-1895. In 1855, he apparently submitted a design for the Boston Public Library building to be constructed on Boylston Street. He was architect for the remodelling the the old Hollis Street Church into the Hollis Street Theatre in 1889, one of the city's most popular theatre until it was razed in 1935. His other known designs located within the CBD survey area are the buildings at 105 & 109 Purchase Street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Society for the Preservation of New England Antiquities, Clipping File, "Boston Guide Books," Pictorial History of Boston, 1880, p. 11. (see 189-191 High St.)
2. Bostonian Society Photo File, "High St." Letterhead envelope of Ellis Fire Appliance Co., 195 High St., no date.
3. King, Moses, How to See Boston, 1895, p. 80, intact view of High St. section of Fort Hill Square.
4. Architects Vertical File, Boston Public Library, Fine Arts Section.
5. Withey, Henry A. & Elsie Rayburn, Biographical Dictionary of American Architects, (Deceased), 1956.



ADDRESS Hudson Street COR. Beach St.
Albany St.

NAME Vent
present original

MAP No. 24N/12E SUB AREA Wholesale

DATE _____
source

ARCHITECT _____
source

BUILDER _____
source

OWNER _____
original present

PHOTOGRAPHS * 33⁵/₃ - 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
Non-residential highway facility

NO. OF STORIES (1st to cornice) unknown plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION Tall, narrow rectangular brick structure sitting on granite base. Hudson Street side colorfully painted with decorative mural by Robert Hueng, done in 1970 as Summerthing Visual Arts project.

EXTERIOR ALTERATION minor moderate drastic none

CONDITION good fair poor _____ LOT AREA 5850 sq. feet

NOTEWORTHY SITE CHARACTERISTICS fronted by small, children's playground area.

SIGNIFICANCE (cont'd on reverse)

Architecturally non-contributory. Structure is a vent for the Fitzgerald Expressway tunnel.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	<input checked="" type="checkbox"/>
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 6-18 Hudson St. COR. NAME
present originalMAP No. 24N/12E SUB AREA WholesaleDATE c.1840s no permit
sourceARCHITECT unknown
sourceBUILDER unknown
source

1874 Atlas

OWNER see reverse
original presentPHOTOGRAPHS *33⁵/₄, 33⁵/₅, 33⁵/₆-80.TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential) NO. OF STORIES (1st to cornice) 3 plus above grade basement.
one per building,ROOF ridge cupola dormers except # 14. Trian-
gular pedimentsMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone concrete iron/steel/alum.
& sandstone

BRIEF DESCRIPTION Row of 7 Greek Revival brick structures of 3 bays each, originally containing a recessed entry up flight of granite steps in 1st bay. Rectangular fenestration, some windows with brownstone and sandstone sills and lintels, others replaced by brick. Brick dentil & stepped cornices are featured. #14 has had top story and 1/2 removed, & projecting storefront added. #16 extensively remodelled at 1st & basement levels.

EXTERIOR ALTERATION minor moderate drastic see above
structural problems;CONDITION good fair poor #10 has LOT AREA 8778 sq. feet
cracked facadeNOTEWORTHY SITE CHARACTERISTICS Continuous Row of Greek Revival structuresmakes significant contribution to streetscape. Faces like row across street, giving streetscape sense of unity and place.

SIGNIFICANCE (cont'd on reverse)

Buildings architecturally significant as a fairly intact streetscape of Greek Revival rowhouses, built in response to the South Cove Development. Now part of the present Chinatown, these early structures have gained a cultural significance by virtue of their 20th c. history of occupancy by the Chinese community, a community which began to evolve during the last quarter of the 19th c.

In 1833, the South Cove Association organized

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

in order to provide the Boston & Worcester Railroad with a terminal & railway yard, "and undertook practically to obliterate the South Cove." Between 1833-1839, "fifty-five acres of land containing three miles of new streets, had been reclaimed from dock tidewaters, a railway station provided, and a wharf constructed that was to carry railroad service around the world, or packet service inland to Worcester depending upon the way one looked at the matter."¹

The 1874 ownership of the buildings by the Irish (all absentee landlords) says something about the occupancy during that period; by 1855, the Irish population in Boston had reached 50,000, over twice the population of Boston in 1800.¹

1874 Atlas Owners: #6 - Mary A. Flanagan
8 - James N. Flynn
10 - T. Murphy
12 - Michael Carney
14 - T.L. Smith
16 - S. Millard
18 - James J. Sullivan

After 1875, a steady stream of Chinese came on the transcontinental railroad, arriving at South Station & settling in the South Cove area; by 1890s, a strong Chinese community had developed, pushing out the previous immigrant groups.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Whitehill, Walter Muir, Boston: A Topographical History, 1968. p. 104, 112.
2. 1874 Atlas of Boston Proper.
3. Boston Directories.
4. Chinatown, Boston 200 Neighborhood History Series, 1976.



ADDRESS 20 Hudson St. Kneeland St.
COR. Albany St.

NAME Chinese Merchants Association
present original

MAP No. 24N/12E SUB AREA Warehouse

DATE 1949 permit 6-22-1949
source

ARCHITECT Edward Chin-Park permit
source

BUILDER Matthew Cummings & Son
source

OWNER Chinese Merchants Assoc.
original present

PHOTOGRAPHS * 33³/₁, 33³/₂-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) public hall, offices, club room

NO. OF STORIES (1st to cornice) four plus pagoda

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone concrete iron/steel/alum.
conglomerate columns

BRIEF DESCRIPTION 3 bay modern structure of steel & concrete, with limestone veneered facade, featuring oriental decorative motifs. Organized via narrow end bays & wide central entrance bay. Recessed entry has double doors with column set in antis; flanked by large metal Chinese lanterns. Narrow, vertical window band in end bays divided by cast spandrel panels depicting scenes from oriental religions. Central bay has glass curtain wall, decorated with geometric metal grillwork. Building

EXTERIOR ALTERATION minor moderate drastic surmounted by red pagoda.

CONDITION good fair poor loss of eastern end. LOT AREA 4920 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to early 19th c. rowhouses. Sits at end of block facing expressway exit. "Welcome to Chinatown" adorns roof of Kneeland St. facade. Pagoda phone booth at corner. Vertical window band in 1st bay of Kneeland St.

SIGNIFICANCE (cont'd on reverse)

Prominently sited at entry to Chinatown, and highly visible as a result of its strong massing & pagoda-crowned roof, the building is culturally as well as architecturally significant as one built specifically for a major Chinese organization, by a Chinese architect, utilizing oriental motifs.

"A strong merchants group built a cultural center

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

and headquarters in 1952 only to have the east end truncated by the Central Artery. Still capped by its romantic pagoda-tearoom, the Center has an interior rich with the art and tradition of China.¹

There is no information currently available concerning the architect, Edward Chin-Park.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register individual listing.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architecture Boston, 1976, p. 107-8; illus p. 113.
2. Building Dept. Records.



ADDRESS 3 Hudson St COR.

NAME present original

MAP No. 24N12E SUB AREA Wholesale

DATE possibly mid-19thc. no permit source

ARCHITECT unknown source

BUILDER source

1874 Atlas OWNER S. A. Spear original present

PHOTOGRAPHS * 15 1/2 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential unknown

NO. OF STORIES (1st to cornice) three plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Utilitarian structure of brick and wood (per 1916 bldg. repair permit) and stucco veneer. It is square in plan and has three window bays. Store and entry to upper floors at first level. Upper levels with narrow rectangular fenestration, and veneered with what appear to be stucco panels.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 389 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

Architecturally detracts from streetscape.
 The 1874 Boston City Atlas shows a brick three story structure of the same configuration and square footage of the current structure. As there is no building permit or permit to raze an earlier structure, it is likely that this building and that shown in the Atlas are one and the same.
 and as the 1916 repair permit indicates the structure to be of brick and wood,

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records

2. City of Boston Atlases



ADDRESS 5-7-9 Hudson St. COR.

NAME _____
present original

MAP No. 24N/12E SUB AREA Wholesale

DATE 1914 permit 10-17-1914
source

ARCHITECT Silverman Engineering Co. permit
source

BUILDER not cited
 SOURCE

OWNER	A. Diamond
	<u>original</u> present

PHOTOGRAPHS * 155/1 -80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) light manufacturing & three stores

NO. OF STORIES (1st to cornice) six plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION 4 bay mercantile structure in Tapestry Brick style. Paired double window bays organized via stone banded brick piers, & spandrels over levels 2 & 4 are of herringbone patterned brickwork with inset panels of triangular & diamond shapes. Windows at levels 3 & 5 are segmental arched with projecting stone keystones. Stone sill course separates level 6 from those below. Stone cornice follows projection of piers. Modern aluminum sash.

EXPOSURE ALLEGATION ~~minor~~ ~~moderate~~ ~~drastic~~ storefront

CONDITION good fair poor LOT AREA 2968 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to early 19th c. Greek Revival rowhouses.

SIGNIFICANCE (cont'd on reverse)

Building out of scale with adjacent 19thc. row-houses.

Although the original occupancy is unknown, it was undoubtedly textile related, for by this time the garment district was spreading out into what was already Chinatown. In 1930, there were two cap and a raincoat manufacturer at #7; #5 was occupied by the Wing Wuh Tea Co., and Tung Hing Lung & Co, Chinese goods, was located at #9.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.
2. Boston Directories.

ADDRESS 11-23 Hudson St. COR. Kneeland

NAME _____

presentoriginalMAP No. 24N/12ESUB AREA Wholesale

DATE _____

c. 1840sno permitsourceARCHITECT unknownsourceBUILDER unknownsource

OWNER _____

originalpresentPHOTOGRAPHS 15⁵/₃, 15⁵/₄, *15⁵/₅-80.TYPE residential single double row 2-fam. 3-deck tan apt.
(non-residential)NO. OF STORIES (1st to cornice) 3 plus above grade basementROOF ridge cupola dormers 2 per unit with flat roofs.MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone brownstone concrete iron/steel/alum.

with stretcher bond at #11, 13, 23

BRIEF DESCRIPTION Continuous row of 7 Greek Revival structures, each 3 bays wide, with recessed entries in 3rd bays. Various storefront alterations, though all but #11 retain the high granite steps with curved cheek blocks. #11, 13, & 23 retain much of original facade, featuring rectangular fenestration with brownstone sills & lintels, dentil cornice, & cast iron tie rods with star caps. #15, 19, & 21 all have new facades from late 1920s and '30s.

EXTERIOR ALTERATION minor moderate drastic storefronts & facades
some badlyCONDITION good fair poor cracked. LOT AREA 10,690 sq. feetNOTEWORTHY SITE CHARACTERISTICS Continuous row of Greek Revival structures facing like row across street, gives streetscape unity and sense of place.

SIGNIFICANCE (cont'd on reverse)

Buildings architecturally significant as comprising fairly intact streetscape of Greek Revival rowhouses, built in response to the South Cove Development. Now part of the present Chinatown, these early structures have gained a cultural significance by virtue of their 20th c. history of occupancy by the Chinese community, a community which began to evolve during the last quarter of the 19th c., as well as their earlier association with other immigrant groups.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

In 1833, the South Cove Association organized in order to provide the Boston & Worcester Railroad with a terminal & railway yard, "and undertook practically to obliterate the South Cove." Between 1833-1839, "fifty-five acres of land containing three miles of new streets, had been reclaimed from dock tidewaters, a railway station provided, and a wharf constructed that was to carry railroad service around the world, or packet service inland to Worcester, depending upon the way one looked at the matter."¹

The 1874 ownership of the buildings by the Irish (all absentee landlords), says something about the occupancy during that period; by 1855, the Irish population in Boston had reached 50,000, over twice the population of Boston in 1800.²

1874 Atlas Owners: #11 - R. Bosworth
13 - Joseph Connor
15 - L.L. Sadler heirs
17 - A.M. McPhail, Jr.
19 - L. Waterhouse
21 - Hannah Hawley
23 - J. Collins

After 1875, a steady stream of Chinese came on the transcontinental railroad arriving at South Station & settling in South Cove area; by 1890s, a strong Chinese community had developed, pushing out the previous immigrant groups.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Whitehill, Walter Muir, Boston: A Topographical History, 1968, p. 104, 112.
2. 1874 Atlas of Boston Proper.
3. Boston Directories
4. Chinatown, Boston 200 Neighborhood History Series, 1976.

ADDRESS 31-5 India St. COR. NAME present originalMAP No. 23N/13E SUB AREA Custom House MarketsDATE 1915 permit 7-14-1915
sourceARCHITECT John J. Smith permit
sourceBUILDER not cited
sourceOWNER Henry A. Bornstein
original presentPHOTOGRAPHS 195/5, *195/6-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) stores & loftNO. OF STORIES (1st to cornice) five plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) party (stone) cast concrete iron/steel/alum.
walls & rearBRIEF DESCRIPTION 4 bay mercantile structure. Facade surrounded by cast stone molded
enframement with rounded inner corners. Fenestration composed of coupled windows with
double hung wooden sash. Facade is stuccoed. Metal cornice & parapet caps building.EXTERIOR ALTERATION (minor) moderate drastic storefrontCONDITION good fair poor LOT AREA 1778 sq. feetNOTEWORTHY SITE CHARACTERISTICS Situated between early 19th c. Federal style struc-
tures at corner India & Milk, and vacant lot at India & Custom House Streets.
Faces Central Wharf, & Grain and Flour Exchange Building.

SIGNIFICANCE (cont'd on reverse)

Does not contribute architecturally to street-
scape of important 19th c. structures.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 41-9 India St. COR. 2-10 Well St.

NAME _____
present original

MAP No. 25N/13E SUB AREA Custom House Markets

DATE 1934 Bldg. permit 4-18-1934
source

ARCHITECT Coolidge, Shepley, Bulfinch & Abbott
source

BUILDER Temple & Crane, Inc
source

OWNER Amory Eliot Offices,
Samuel Eliot
original present

PHOTOGRAPHS *214/3-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) parking garage

NO. OF STORIES (1st to cornice) two plus

ROOF none cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION
Three-level reinforced concrete structure organized via concrete columns and
spandrels.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor concrete disintegrating LOT AREA 10,421 sq. feet

NOTEWORTHY SITE CHARACTERISTICS occupies entire block

SIGNIFICANCE (cont'd on reverse)

Detracts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	<u>✓</u>
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bldg. Dept. Records.--

ADDRESS 1-3 Jackson Pl. COR.NAME presentoriginalMAP No. 25N/12ESUB AREA RetailDATE pre-1874Atlas (no permit)
sourceARCHITECT sourceBUILDER sourceOWNER originalpresentPHOTOGRAPHS 10 ²/2*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) warehouses(?)NO. OF STORIES (1st to cornice) 4 plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles trim asphalt asbestos alum/vinyl
(Other) brick red stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION Row of 3 19th century utilitarian warehouse-type buildings, each 3 bays wide, with irregular fenestration pattern. Windows are double hung with some remaining 6/6 sash. Some windows have brownstone sills and lintels, some have brick relieving arches.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 750 (each) sq. feetNOTEWORTHY SITE CHARACTERISTICS Located on dead end alley

SIGNIFICANCE (cont'd on reverse)

Notable as examples of utilitarian 19th century commercial architecture, but not architecturally distinctive.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Pre-Fire Mercantile" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

-(see also 5-23 Doane)

ADDRESS 14-20 Kilby COR.- Bangs Alley

NAME	present	original

MAP No. 25N/13E SUB AREA Financial

DATE 1922 Alteration permit 2/28/
source 1922

ARCHITECT "private plans" (permit)
source

BUILDER Geo. W. Harvey Co. (permit)
source

OWNER Geo. W. Harvey Co.

PHOTOGRAPHS 16 ²/₂ 27 ⁶/₆ *80



TYPE (residential) single double row 2-fam. 3-deck can apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) 9 plus

RCOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone concrete iron/steel/alum.
or cast stone

BRIEF DESCRIPTION Renaissance Revival early skyscraper, 6 bays on Kilby, 2-story storefront with rusticated piers and two entrances at offset right with modern doors and overhang. Wide entablature decorated with triglyphs separates base from 5-story shaft of rising stone piers and recessed stone spandrels. Upper 2 stories set off by band. Stone dentil cornice. Yellow brick side facade on Bangs alley. Small, generally intact

EXTERIOR ALTERATION minor moderate drastic marble lobby.

CONDITION good (fair) poor LOT AREA 2821 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Connects to 5-23 Doane

SIGNIFICANCE (cont'd on reverse) Late, uninspired example of the Second Renaissance Revival style office building commonly constructed in early 20th century Boston.

According to Building Department records, 14-20 Kilby was erected in 1922 as a 9-story addition to the earlier 1920 office building at 5-23 Doane. The main entrance to 5-23 Doane was changed to Kilby Street and the addition connects to the earlier structure at each floor except the upper two.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 30-36 Kilby Bangs Alley
COR. Kilby Place

NAME _____
present original

MAP No. 25N/13E SUB AREA Financial

DATE c. 1950 style (no permit) _____
source _____

ARCHITECT _____
source _____

BUILDER _____
source _____

OWNER _____
original present

PHOTOGRAPHS 16 7/4 27 6/5 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) _____

NO. OF STORIES (1st to cornice) 12 plus _____

ROOF flat cupola domers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellowtone concrete iron/steel/alum.

BRIEF DESCRIPTION "Modern" (1950's style) parking garage

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 29149 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Detracts from the streetscape

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 44-48 Kilby St. COR. Kilby Place.NAME
present originalMAP No. 25N/13E SUB AREA Custom House MarketsDATE c.1873 no permit
sourceARCHITECT unknown
sourceBUILDER unknown
source1874 Atlas
OWNER James M. Codman
original presentPHOTOGRAPHS *205/4-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential officesNO. OF STORIES (1st to cornice) four plus above-grade basementROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone sandstone concrete iron/steel/alum.BRIEF DESCRIPTION 8 bay polychromatic High Victorian Gothic structure, featuring
cast iron storefront & entries in bays 1 & 4. Upper level fenestra-
tion organized via triple window grouping flanking 2 larger windows separated by
sandstone piers. 2nd level windows rectangular with wide stone lintels enriched with
Gothic carving, and grotesques capping pilasters dividing triple windows. 3rd level
fenestration pointed arch & ornamented with suns. Brownstone cornice over 3rd level
supported by sandstone brackets corresponding to pier divisions. Rectangular fenestration
EXTERIOR ALTERATION minor moderate drastic 4th level (at 4th level.)CONDITION good fair poor LOT AREA 1643 sq. feetNOTEWORTHY SITE CHARACTERISTICS Curved facade responds to rounded corner site.Trapezoidal-shaped plan. One of 2 remaining H.V. Gothic bldgs. at Kilby St corner of
Liberty Sq.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as example
of early post-fire construction, as well as handsome
example of High Victorian Gothic style, once
prolific in downtown area.At one time an area occupied by the dry goods
trade, the Great Fire of 1872 destroyed Liberty
Square, wiping out all but 3 or 4 of the dry
goods commission houses. The area was quickly
rebuilt, & by the 1880s, the insurance industry
was taking over the space. The earliest known

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

occupant was Cabot Bowles & Co., merchandise brokers, located here in 1875. Whiting's Schedule of 1877 indicated that 44-48 Kilby St. was an office building; however, no occupants are listed. By 1881, several insurance companies were located here, such as the Albany Insurance Co. and Fireman's Fund Ins. Co., as well as P.E. Eddy Ins. Agency, agent & broker for 25 years and "one of the most prominent insurance agents in the city."2.

Built c. 1873, the building appears in the 1874 Atlas. Early photographs picture it as having 3 full stories and a ridged roof. The present 4th story is a later alteration, a 1925 alteration permit is to remove the pitched roof, and extend the brick front and rear walls to allow use of the entire present 4th floor.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located in the National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Frothingham, F.E., The Boston Fire, 1873.
2. Boston Illustrated, 1889.
3. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877, Boston Public Library, Fine Arts Section.
4. SPNEA Photo File, "Kilby St," 19th c. view of building in original form, c. 1889.
5. 1874 Atlas of Boston Proper.
6. Boston Directories.
7. Building Dept. Records.

5

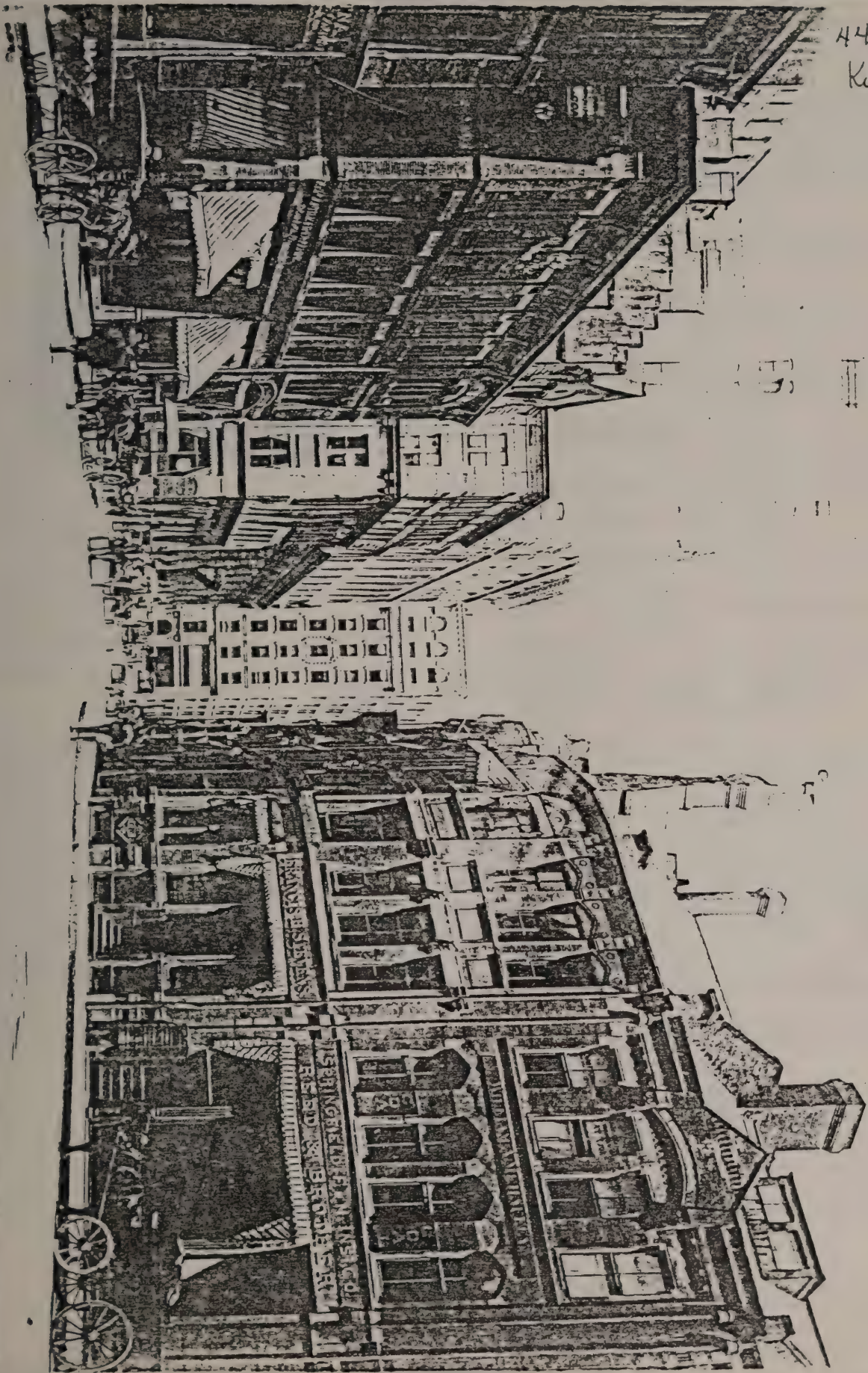
REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
852:209	Charles R. Codman	James Codman	inheritance	plans included.

n Landmarks Commission

By: M. Koch

Date: 2/80

44-48
Kelley St.



Kelly Hunt - Spirex photo file

ADDRESS 50-52 Kilby St. COR. NAME
present originalMAP No. 25N/13E SUB AREA Custom House MarketsDATE c. 1918-facade reworked permit 4-11-1918
sourceARCHITECT 1918- Clarence M. Parry " "
sourceBUILDER 1918- John Daniel " "
sourceOWNER 1918 - Trustees of Tufts College (also 1874)
original presentPHOTOGRAPHS * 21 1/1 - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) four plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite & concrete iron/steel/alum.
stretcher bond cast stone (?)BRIEF DESCRIPTION 3 bay early 20th c. mercantile structure with vaguely classical revival features. Brick piers on granite plinths rise up full height at building's corners. Storefront with painted metal lintel & entry in 3rd bay, now infilled with aluminum sash. At upper levels, large central window flanked by smaller rectangular windows, all with flared lintels, including molded keystone over central window. Molded stone sill course at all levels. Black banding between windows & on piers. Piers rise
EXTERIOR ALTERATION minor moderate drastic above parapet which is slightly stepped,
& ornamented with central stone medallion & raised brickCONDITION good fair poor needs main- LOT AREA 1017 sq. feet work.
tenanceNOTEWORTHY SITE CHARACTERISTICS Flanked by two moderately significant HighVictorian Gothic structures, facing Liberty Square.

SIGNIFICANCE (cont'd on reverse)

Although not a distinctive example of its type, 50-52 Kilby Street does contribute to the street scape in its scale, massing and materials. Flanked by two notable High Victorian Gothic structures, its restrained style actually forms a nice link between these two highly ornamental buildings.

Early photographs indicate that originally 50-2 Kilby Street was also a post-fire High Victorian Gothic structure, its facade reworked c. 1918. Appears that some materials retained from

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

earlier facade. The rear elevation with its brownstone trim, confirms that the building is not entirely new. A 1918 building permit is to extend the flat roof & continue the brick front wall; possibly the new facade was constructed at this time.

The earliest known occupant of the structure as it now exists, was in 1930 when Sadie Kelly's SPA was located here. In 1877, the occupants were the Portland Stone-ware Co.; Clemson & Co., saws etc.; Kendall & Co., publishers of the Welcome Guest; and the offices of cotton brokers, etc.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within the National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Directories.
2. Building Dept. Records.
3. Whiting, John, A Schedule of Business Buildings and their Occupancy, 1877,
Boston Public Library, Fine Arts Section.
4. Print Dept. Boston Public Library, "Commercial Bldg. #2, Banks & Trusts, etc.,"
"Corner Milk & Kilby Street."



ADDRESS 54-58 Kilby St. COR. Water St.

NAME _____

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MAP No. 25N/13E SUB AREA Custom House/Markets

DATE 1873 on building
source (no permit)

ARCHITECT unknown

SOURCE

BUILDER unknown

SOURCE

1874 Atlas

OWNER David Hinckley, heirs

original	present
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PHOTOGRAPHS *205/3, 21 1/2-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl

(Other) brick pressed stone sandstone & concrete iron/steel/alum.

caststone

BRIEF DESCRIPTION 3x6 bay High Victorian Gothic structure featuring later Classical Revival Cast stone storefront, identical in style to adjacent 108-114 Water St. Off-center entrance in 1st bay. Assymmetrically arranged facade with pointed arch windows at 2nd level, "1873" inscribed within small Gothic arch between bays 2 & 3. Flat topped arches at levels 3 & 4. with stone lintels. Paneled brickwork forms bands between windows. Stone cornice with end brackets & brick corbelling. Water St. facade features large

EXTERIOR ALTERATION minor moderate drastic pointed arch window divided by Gothic storefront & 4th level columns between bays 2 & 4 at 3rd level.

CONDITION good fair poor LOT AREA 1600 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Polygonally planned building responds to angle of street corner. Faces Liberty Square.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as example of early post-fire construction as well as handsome example of High Victorian Gothic style, once prolific in downtown Boston. Also, forms a distinctive unit with adjacent brick buildings, including another High Victorian Gothic and Renaissance Revival.

Modifications to the building can be documented through photographs and building records.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Through 1908, the Atlases indicate this building to have been 3 1/2 stories, and in the 1917 Atlas, a 4 story building is indicated. Substantiating the theory that the 4th story was added, despite its stylistic unity, is a photograph taken c. 1900,¹ which pictures the building with its original pitched roofline. Also, in 1929, an alteration permit was taken out to lower the storefront to the level of 108 Water St. to remove the present piers on the front, and install new piers. These cast stone piers are identical to the earlier sandstone piers on the adjacent Water St. building. A rental brochure, c. 1930, pictures this building as part of the adjacent Hinckley Building, advertising the unit as a small office building in the insurance district, with offices of moderate size and reasonable rates. Clearly, the storefront was changed in order to unify these two stylistically dissimilar structures.

In 1875, the building was occupied in part by C.G. Nazro & Son, insurance brokers, and Charles Davis, Jr., L.A. Shattuck & Co., & Walter Starbuck, all merchandise brokers. By 1877, Whiting lists Coburn, Lang & Co., soda & mineral waters & liquor saloon on the street floor, as well as Charles W. Wilder, cigars; offices on the 2nd, and the sample rooms of Globe Gas Light Co. on the 3rd & 4th. In 1889, Arthur Young & Co., est. 1838, wholesale & retail dealers in mason's building materials, had its offices here, as well as J.P. Hawes, brokers in fertilizers.²

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Print Dept., Boston Public Library, "Commercial Buildings #", Banks & Trusts, etc, photo titled "Hartford Fire Ins. Co. corner Kilby & Milk St." undated.
2. 1889 Boston Illustrated, SPNEA.
3. Whiting, John, A Schedule of Boston Buildings & Their Occupancy, 1877.
4. 1874, 1908, 1917 Atlases of Boston Proper.
5. Boston Directories
6. Rice-Mank Collection, Bostonian Society, "Hinckley Building, 112 Water St., Minot, Williams & Bangs Inc., Building Managers." Rental Brochure, c. 1930.
7. Building Dept., Records.

54-58 Kilby

104-116 Water St.



HINCKLEY BUILDING
112 Water Street, Boston

Minot, Williams & Bangs
Incorporated

Building Managers
18 TREMONT STREET, BOSTON
Telephone Lajayette 5294

Bostonian Society, Rice-Thank Collection



ADDRESS 51-57 Kilby St COR. 90-92 Water St.
Hawes St. (alley)

NAME _____
present original

MAP No. 25N/13E SUB AREA Financial

DATE 1874 Building permit 11/10/1874
source

ARCHITECT Sturgis and Brigham (permit).
source

BUILDER T.J. Whidden (permit)
source

OWNER Heirs of
Catherine Codman/
original present

PHOTOGRAPHS 16 ³/₂ * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) "offices and one store" (permit)

NO. OF STORIES (1st to cornice) 6 (originally 4) plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone freestone concrete iron/steel/alum.
painted gray

BRIEF DESCRIPTION Polychrome High Victorian Gothic commercial building with upper 2 floors added later in Victorian Commercial Style. Principal 3-bay Kilby facade features center recessed Tudor-arched entrance and flat-arched side windows at level 1. Upper floors divided vertically by brick piers and horizontally by banding & cornices between stories, incl. bracketed cornice above level 3. Rowlock arches, brick corbelling & saw-

EXTERIOR ALTERATION minor moderate drastic toothings at top story. Corbel

upper 2 floors added later cornice, brick parapet with
 CONDITION good fair poor LOT AREA 3500 sq. feet pedestals

NOTEWORTHY SITE CHARACTERISTICS Kilby facade faces Liberty Square. 7-bay Water St. side similar to Kilby in style and materials. Hawes facade is less detailed except at the 2 corner bays & is irregular in fenestration.

SIGNIFICANCE (cont'd on reverse)

51-57 Kilby is a small, brick post-fire commercial building with a notable Gothic entrance which contributes to the character of Liberty Square and is an example of the work of an important Boston architectural firm.

John H. Sturgis (1834-1888) and Charles Brigham were partners from 1866 to 1886, during which time their major achievement

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

was winning the competition for the Museum of Fine Arts in Copley Square (1870), a High Victorian Gothic structure which has since been demolished. Sturgis was born in China and trained in England, where he returned on annual trips. He is said to have brought English taste to the Boston aristocracy, producing many "restrained yet superbly designed buildings" with a richness of ornamental detailing. Many of the firm's residential works survive in the Back Bay, but 51-57 Kilby is the only known surviving commercial building in the Central Business District.

Among the original tenants was John B. Callander, a dealer in glass ware and lamps. According to Whiting's survey of 1877, Callander occupied the 2nd and 4th floors, there was a dining saloon in the basement, a cigar store on the first floor, and the rest of the building was occupied by miscellaneous offices and sample rooms for cotton brokers and others. (Whiting lists no 5th or 6th floors.)¹ From the 1890's to the 1910's, the building was occupied by Jones Brothers Granite Works, and from the 1880's to 1910's, also housed the office of the Cochrane Chemical Company (established 1849), importers of chemical dycuffs. The 5th and 6th floors had been added by 1898.²

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Exchange" National Register District.

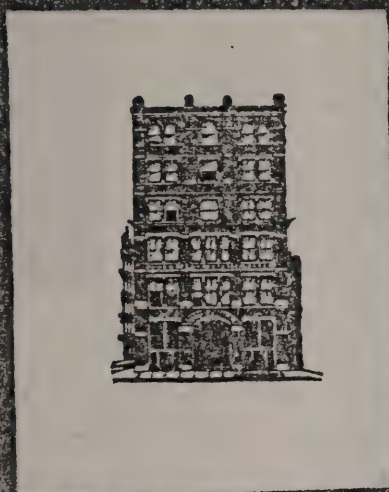
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. John Whiting, A Schedule of the Buildings and Their Occupancy...." (Boston, 1877)
2. The 1898 Atlas lists the building as having 6 floors. This was the first Atlas to record building height.

NONCIRCULATING

Boston. By address. 53-55 Kilby, Liberty
Sq.

Jones Bldg.-53 Kilby
Cochrane Bldg.-55 Kilby (1895)



BPL
picture
file

301

ADDRESS 87 Kilby St. COR. Milk St.NAME Boston Insurance Company Bldg.present originalMAP No. 25N/13E SUB AREA FinancialDATE 1) original section-1913 (permit 3/3/1913)
2) major alterations-1929 (permits)ARCHITECT 1) Peabody and Stearns (permit)
2) Appleton and Stearns (permit).BUILDER 1) Arthur Whitney (permit)
2) William Coulson Co. (permit)OWNER Boston Insurance Co./
original presentPHOTOGRAPHS 16³/₃, 28⁴/₃*80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) officesNO. OF STORIES (1st to cornice) 11 (originally 6) plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone concrete iron/steel/alum.BRIEF DESCRIPTION Beaux Arts commercial building with 6-bay principal facade on Kilby and 3 bays on Milk. Entrance offset right on Kilby flanked by iron torchiers. Two-story arcaded base with decorative cast iron window mullions. Modillion cornice above 2nd floor, dentil cornice above 3rd, Shaft of 7 identical stories, each bay with two 6/6 windows. One-story cap, modillion cornice and stone balustrade.EXTERIOR ALTERATION minor moderate drastic major alterations, 1929
(see significance section)CONDITION good fair poor LOT AREA 6523 sq. feetNOTEWORTHY SITE CHARACTERISTICS Forms visual ensemble with 10 Post Office Square.

SIGNIFICANCE (cont'd on reverse)

Well-detailed Beaux Arts office building designed by the nationally-known firm of Peabody and Stearns for the Boston Insurance Company and sympathetically enlarged 16 years later. The building forms a visual unit with 10 Post Office Square and harmonizes with other buildings in the Financial District in its scale, style and materials.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

87 Kilby St. exemplifies the tasteful, conservatively-styled classical office building popular in early 20th century Boston, particularly for banks and insurance companies. The firm of Peabody and Stearns was preeminent in Boston during this period, occupying a position said to be commensurate with that of McKim, Mead and White in New York City.¹ Wheaton H. Holden's comments about Robert Swain Peabody (1845-1917) as a designer seem particularly applicable to this late work: "He [Peabody] felt that the real test of a building's success was its suitability in terms of use and situation and that conventional ornament was always preferable."¹

The 1929 alterations by Appleton and Stearns more than doubled the size of the building without changing its basic character. Four stories were added to the original 3 X 3 bay structure and a balcony removed from the high-ceilinged 1st floor to allow insertion of a new 2nd floor. A 3-bay, 11-story addition was constructed along Kilby which matched the 1913 section in style and design and is difficult to distinguish from the original. Senior architect for the addition was Wm. Cornell Appleton, Peabody's last chief designer.

The original tenant, the Boston Insurance Co., had been incorporated as the "Boston Marine Insurance Company" in 1873. The name was changed in 1898 to

Preservation Consideration (accessibility, re-use possibilities, capacity (cont. be for public use and enjoyment, protection, utilities, context).

Part of suggested "Exchange" National Register District.

*Significance (cont) reflect the firm's expansion into the areas of fire, automobile and tourist baggage insurance.²

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Wheaton A. Holden, "The Peabody Touch: Peabody and Stearns of Boston, 1870-1917," Journal of the Society of Architectural Historians, May, 19
2. Bacon, The Book of Boston (1916), p. 226 (illus. and text)
3. Boston Architectural Club Yearbook, 1913, p. 219 (ext. illus. in advertisement)

87 Kilby St.
(before 1929
addition)

BOSTON INSURANCE COMPANY



BUILDING OF THE BOSTON INSURANCE COMPANY
CORNER KILBY AND MILK STREETS

The "Boston Marine Insurance Company" was incorporated in 1873 to conduct an exclusively marine business. In March, 1886, the Company was authorized to write fire insurance, but not until April, 1896, was fire underwriting actually begun. In April, 1898, the name of the Company was changed to the "Boston Insurance Company," by deleting the word "Marine," that its name might the better correspond with the increasing field of its operations. Automobile and Tourist Baggage insurance also forms a part

of its business. The need of more room for expansion resulted in the erection of a new building, of polished granite and limestone (as shown in the above cut), and upon its completion in April, 1914, the Company moved to its new quarters.

From the time of the organization of the Company, Mr. Ransom B. Fuller has held the office of President and still continues in that position, he having secured the incorporation, and to his efforts the success of the Company may be attributed.

ADDRESS 80-86 Kingston St. COR.NAME
 present original MAP No. 24N/13E SUB AREA WholesaleDATE 1899 permit 6-6-1899 (also on building)
sourceARCHITECT Kendall, Taylor & Stevens permit
sourceBUILDER Woodbury & Leighton permit
sourceOWNER Nathaniel Whiting Estate,
J. Franklin Fuller, Trs.
 original presentPHOTOGRAPHS *24²/₅-80TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantile - five stores.NO. OF STORIES (1st to cornice) five plus ROOF flat cupola dormers MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone white terra concrete iron/steel/alum.
cotta

BRIEF DESCRIPTION 5 bay Classical Revival structure featuring basically intact classically
 iled cast iron storefront with round-arched recessed entries in end bays, cartouches with
 's cast on them forming keystones. Levels 2-4 unified at 3 central bays by Gibbian-type
 acotta window surrounds, with panelled terra cotta spandrels between floors, terminating in
 ental arched heads & console keystones. At 5th level, 7 round-
 ed windows alternating with terra-cotta medallions in spandrels, & flanked at building's edges

EXTERIOR ALTERATION minor moderate drastic by terracotta pilasters, are set off by
 CONDITION good fair poor LOT AREA 7216 sq. feet t.c. cornice below windows & capped by
t.c. modillion
block cornice.

NOTEWORTHY SITE CHARACTERISTICS Trapezoidal plan; located adjacent toparking garage.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as work of
 popular Boston architectural firm & as possessing
 handsome facade, notable for its classically-inspired
 & elaborate architectural detail. Also significant as
 element in small group of intact late 19th c. brick
 loft buildings, representative of structures which
 once comprised Boston's textile center, & which are
 still at least partially occupied by textile-related
 firms.

Henry H. Kendall (1855-1943), senior member of firm

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

of Kendall, Taylor, & Stevens, graduated from MIT and continued his training with Will G. Preston. He served as Assistant to the Supervising Architect of the Treasury Dept. in Washington from 1879-1889, after which he returned to practice in Boston, joining partnership with Edward F. Stevens. Bertrand E. Taylor (1885-1909) studied at MIT and continued his architectural training with Ober & Rand, eventually becoming junior partner. The firms of Kendall & Stevens, Rand & Taylor, joined briefly in the late 1890s, becoming Kendall, Taylor & Stevens c. 1898-1899. C. 1900, Kendall and Taylor joined forces in a partnership, particularly specializing in Hospital architecture. Other examples of Kendall, Taylor & Stevens' designs in the CBD are the Oliver Ditson Building and the building at 190-192 High St.

80-86 Kingston street is located in what was the heart of the wholesale textiles & wear trade. The property was purchased in 1864 by Nathaniel Whiting, a dealer in ruffles & trimmings, & controlled by J. Franklin Faxon, trustee of Whiting's estate after the latter's death in 1898. The "W" over the door probably stands for Whiting. Located in a fire-prone area, fires in both 1889 & 1893, as well as in 1872, destroyed property on the site. Once a residential district, by 1872 the area was already undergoing a transition from residential to wholesale. Among the early occupants of this structure was Brown Cheever, manufacturer of men's neckware, and located here in 1901.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Essex/Kingston Textile District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.
2. Boston Directories.
3. Building Dept. Records.
4. "Request for Determination of Eligibility to the National Register of Historic Places Boston Federal Complex." Report prepared for the G.S.A. by Building Conservation Technology, July 1979. Copy at B.L.C.



ADDRESS 88-100 Kinston St ^g COR. 112-120 Essex St.

NAME	present	original

MAP No. 24N/13E SUB AREA Wholesale

DATE 1893 permit 2-10-1893
source

ARCHITECT Winslow & Wetherell permit
source:

BUILDER L. P. Soule & Son

SOURCE

OWNER Trs. of Will of Mrs. Sarah E. Lawrence
original present

PHOTOGRAPHS * 242/4

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) stores (drygoods)

NO. OF STORIES (1st to cornice) five plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION 3x5 bay 2nd Renaissance Revival structure with 2 story cast iron base covered at 1st level with modern veneers, & featuring freestanding metal at corner entry decorated with fleur-de-lis, & paneled metal spandrels between floors. Metal string course above storefront divides building horizontally. Metal levels organized via small, recessed, central window bay, flanked on each side by larger, metal recessed bays comprised of 3 windows. Rectangular fenestration with brownstone sills & metal lintels, brick dentils below windows of 4th level and both above & below at 5th level. Quoined corners

EXTERIOR ALTERATION minor moderate drastic Brownstone denticulated cornice with egg
 storefront veneer & dart molding, & paterae in frieze.
 CONDITION good fair poor LOT AREA 7087 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site, Essex St. facade similar to main facade.

Quadrangular in plan.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as design of prominent Boston firm and as handsome example of the subdued version of 2nd Renaissance Revival style characteristic of a mercantile structure. Also significant as element in small group of intact late 19th c. brick loft buildings, representative of structures which once comprised Boston's textile center, & which are still at least partially occupied by textile-related firms. Reflects growth of Boston as major manufacturing center during latter half of

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

19th c.

Walter T. Winslow (1843-1909) entered office of Nathaniel Bradlee as student. After the Civil War, he completed his studies in Paris, later becoming junior partner in Bradlee's office. George H. Wetherell (1854-1930) studied at MIT and Ecole des Beaux Arts. Ca. 1883, he became principle in firm of Bradlee & Winslow. Winslow & Wetherell succeeded to Bradlee's practice upon the latter's death, and maintained a partnership until 1898. Other notable examples of their work in the wholesale district are the Auchmuty Building on Kingston St., and the building at 146-54 Lincoln St.

This structure is located in what was heart of wholesale textiles & wool trade. Once a residential district, by the time of the 1872 fire, the area was already undergoing transition from residential to commercial use. The earliest known occupant was in 190 when Blodgett, Ordway & Webber, woolen goods, were located here.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Essex/Kingston Textile District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Landmarks Commission Architects File.
2. Building Dept. Records.
3. Boston Directories.
4. "Request for Determination of Eligibility to the National Register of Historic Places Boston Federal Complex." Report prepared for the G.S.A. by Building Conservation Technology, July 1979. Copy at B.L.C.



ADDRESS 104-122 Kingston St. 115-125 Essex St.

NAME Auchmuty Building
present original

MAP No. 24N/13E SUB AREA Wholesale

DATE 1889 Bldg. permit 3-22-1889
source

ARCHITECT Winslow & Wetherell "
source

BUILDER Woodbury & Leighton "
source

OWNER Boston Real Estate Trust
original present

PHOTOGRAPHS * 24 2/6 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) six plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone brownstone concrete iron/steel/alum.
trim

BRIEF DESCRIPTION 5 X 4 bay Romanesque Revival mercantile building featuring corner entrance with massive free-standing brownstone column, & formal entrance incorporated into bay 5. Large show windows separated by rusticated piers of vermiculated brownstone ashlar, supporting iron lintel with brownstone cornice. Upper level fenestration organized via five triple-window groupings, with varying decorative treatments, & separated at levels 3-5 by projecting brick piers. Round-arched windows at 6th level,

EXTERIOR ALTERATION minor moderate drastic & arcaded corbelled cornice
loss of 3 original bays

CONDITION good fair poor LOT AREA 14,463 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Responds to prominent corner site with curved corner. Now backs onto expressway, & is out of harmony with triangular site and parking lots around it

SIGNIFICANCE (cont'd on reverse)

Architecturally significant as major work by prominent Boston architectural firm, as well as example of continuing influence of H. H. Richardson in Boston. Also, is notable example of type of building which once occupied area. Historically significant as home of a major textile firm, reflecting evolution of area after 1872 fire from a Greek Revival residential area to a major textiles wholesale area.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The Auchmuty Building was owned by Boston Real Estate Trust, which was formed by agreement on May 1, 1886, with five trustees & some 30 subscribers, as a speculative scheme for growth & perpetuation of family wealth as handed down from father to eldest son & heir. Original trustees were: John Quincy Adams of Quincy, Robert Codman, Abbott Lawerence, Samuel Wells, and William Minot. Brown & Durrell Co. were the principle tenants, their building at corner of Bedford & Kingston having burned down late in 1889. In 1946-7, main floor show room remodeled by offices of Archie Riskin for Dainty Dot Hosiery, continuing its textile related interest. In 1955, State of Mass. took property for expressway, & razed the 3 rightmost bays.

Walter T. Winslow (1843-1909) entered office of Nathaniel Bradlee as student. After Civil War, he completed his studies in Paris, later becoming junior partner in Bradlee's office. George H. Wetherell (1854-1930) studied at M.I.T. & Ecole des Beaux-Arts. Ca. 1883, he became principle in firm of Bradlee & Winslow. Other notable examples of their work in the wholesale district are at 154-54 Lincoln St. & 88-100 Kingston St.

"Essex Street, which was named in 1708, was also called Auchmuty's Lane, for the family so distinguished in the history of the old Suffolk Bar." Robert Auchmuty was a barrister under Belcher & Shirley, and his son was a judge of the Court of Admiralty, as his father had been, at the beginning of the Revolution. The building name undoubtedly derived from the Auchmuty family.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Essex/Kingston Textile District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Paper for Prof. Sekler on file at Carpenter Center, Harvard U.
2. Damrell, Charles S., A Half Century of Boston's Buildings, 1895, illus. opp. p 50, & p. 80.
3. American Architect and Building News, v. 25, May 18, 1889, p. 234 & pl. 699.
4. Brickbuilder, v. 2, Feb. 1893, pl. 10-11; Mar. 1893, p. 17 illus.
" v. 6, July 1887, p. 140 arch. rendering.
5. Boston Picture File at Boston Public Library, architects' rendering and adv. for Richardson, Howe & Lovejoy, mfg. of wrappers, ladies cotton underwear, etc, occupants of bldg.
6. BP L Print Dept. - "Commercial Bldgs. #4, Misc. A-B," Photo: Brown Durrell & Co., Bedford St." Shows bldg. in original form.

7. Drake, Samuel Adams, Old Landmarks & Historic Personages of Boston, 1901, pp. 401-2.

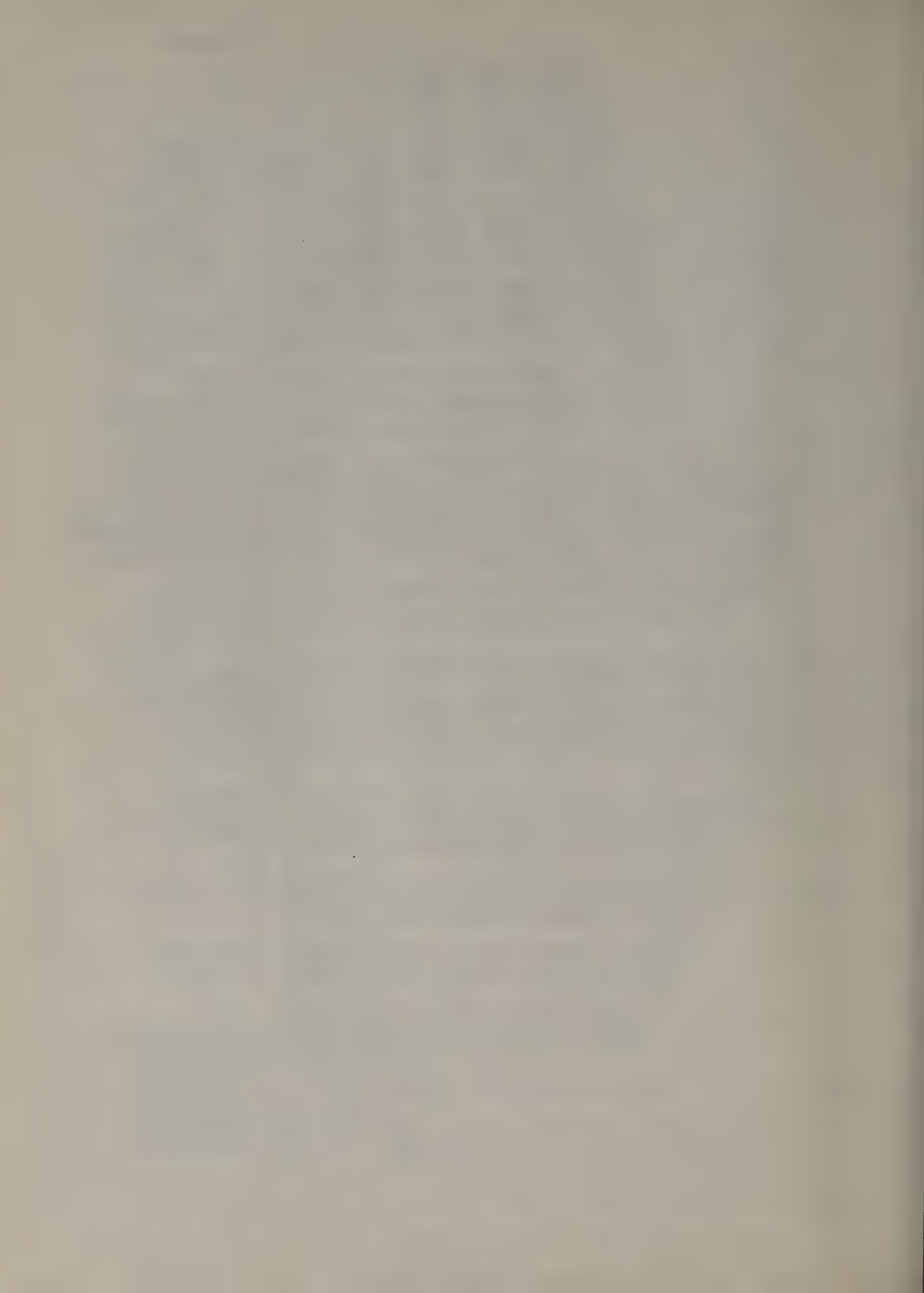
Occupied in part by - Brown

Whisker & Webster



Archimedes Building

A.A.B.N. v.25, May 18, 1887, pl. 699



W. A. D. 1887, 1888, 1889

Ms. B. 1. 25, folio 15, 1887, and 1888



Winnipeg & Victoria



ADDRESS 19-21 Kingston COR.

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100	100

MAP No. 24 N/12E SUB AREA Retail

DATE c. 1873-77 Erected after the Great Fire, occupied by 1877
source (no permit)

ARCHITECT

source

BUILDER

Isaac Atkins, heirs^{source}

OWNER (original Atlas owner/ 19 Kingdon St. Yeloff Realty Co Inc. Mass
original present (1979 owner)

PHOTOGRAPHS 10 ¹/5*80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) 5 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone sandstone concrete iron/steel/alum.
largely

BRIEF DESCRIPTION 4-bay Neo Grec commercial building with intact storefront including original chamfered cast iron piers, cast iron lintel, offset right double-leaved paneled entrance doors, and stained glass panes in the upper third of the show windows. Levels 2-4 are nearly identical, with regularly spaced 2/2 windows separated by pilasters; 5th fl. arcade of smaller segmental-headed windows; shallow triangular pediment at roofline

EXTERIOR ALTERATION minor moderate drastic

CONDITION (good) fair poor LOT AREA 2854 sq. feet

NOTEWORTHY SITE CHARACTERISTICS First in a row of nine small-scale, 4-6

story late 19th century masonry commercial buildings along Kingston & Bedford St, many with largely intact storefronts; parking lot to east.

SIGNIFICANCE. (cont'd on reverse)

masonry commercial
19-21 Kingston is a largely intact building

(Map)

erected during the period just after the
Great Fire of 1872 and notable for its
well-preserved storefront and as part of

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

an unusually cohesive streetscape of nine brick and stone late 19th century mercantile buildings. As with other Kingston St. buildings, many early tenants at #19-21 were involved in the dry goods trade, often as importers and jobbers of clothing. Early tenants listed in Whiting's survey of 1877 include Taylor, Thomas & Co, jobbers of dry goods (B,1,4), Robert Pierce, commission dry goods (2,3) and Weil, Dreyfus & Co., storage, & packaging of dry goods (5).

Early 20th century photos of Kingston and Summer Streets show that the building was originally one of a pair. The identical building to the north at #15-17 has been demolished.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated for the National Register as part of the Church Green Distr

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. John E. Whiting, A Schedule of the Buildings and Their Occupancy. (Boston, 1877)
2. Kingston Street appears in photo c. 1903 of Merchants Building (copy filed under 71-73 Summer St.)

ADDRESS 23-25 Kingston COR.NAME present originalMAP No. 24N/13 E SUB AREA RetailDATE c. 1873-75 Erected after the Great Fire, occupied by 1875 ¹
source (no permit) ²ARCHITECT sourceBUILDER sourceOWNER H.A. Holbrook Edward Morrill
(orig. Atlas owner) / & Son, Inc.,
original present 25 Kingston St.PHOTOGRAPHS 10 ¹/₁₆ *80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) 4 plus ROOF flat cupola dormers MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (red) stone trim concrete iron/steel/alum.BRIEF DESCRIPTION Neo Grec and Panel Brick elements are combined in the red brick and white stone-trimmed facade of this 4-bay commercial bldg. Regularly-spaced bays are defined by brick pilasters with carved stone capitals. Graceful incised line decorations in the tympanum area between the 2/2 sash and polychrome brick and stone stilted segmental arched window lintels. Sawtooth bands between stories. Pressed metal cornice with
EXTERIOR ALTERATION minor moderate drastic paired brackets over each
(cornice & some storefront alterations) pilaster. 2 remaining castCONDITION good fair poor LOT AREA 2764 sq. feet iron store-front pilasters.NOTEWORTHY SITE CHARACTERISTICS Part of row of nine late19th c. commercial buildings of similar mass & scale along Bedford/KingstonSIGNIFICANCE (cont'd on reverse) This building dates from

(Map)

the period just after the Great Fire of
1872, which destroyed all buildings in the
Church Green area. It is a good example

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

of its style; the well-executed details and contrast between red brick and white stone trim enliven the streetscape; and the scale, style and massing of the building compliments others in this row of nine late 19th century mercantile buildings.

The 1875 Boston City Directory lists Crocker, Pierce & Co, dry goods jobbers, at this address. Whittings survey of 1877 lists the following tenants : (B,1,4) Kilvert & Tappan, commission dry goods (2) I.A. Hatch & Co, hosiery and F.P.⁴Hammond, small wares (3,4) H.P. Emerson & Co., hosiery & small wares.

Early 20th century photos show that the cornice originally had a central semi-circular pediment topped by a finial.³

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated for the National Register as part of the Church Green Distr

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston City Directories , esp. 1875
2. N.B. Permits in building jacket for #23 and #25 Kingston St. do not refer to this building. The street numbers along Kingston were changed in the late 1870's or early 1880's. #23 Kingston is now #31-33 and #25 Kingston is now #35-37 Kingston (Ref: 1874 Atlas)
3. Photo of 75 Summer St. also shows the first 5 buildings along Kingston (Bostonian Society, Rice-Mank Collection)(does not xerox w
4. John E. Whiting, A Schedule of the Buildings and their Occupants...
5. Storefront stereotype view, SPNEA (filed under "stores")

ADDRESS 27-29 Kingston COR.NAME _____
present originalMAP No. 24N/13E SUB AREA RetailDATE 1878 Bldg. Inspectors Report 12/30/
source 1878ARCHITECT none listed on report
sourceBUILDER J and H.M. Harmon (inspector's
Samuel source report)OWNER R. Payson/ Max Galitz
27 Kingston St.
original presentPHOTOGRAPHS 36 3/5 3/16 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) 5 plus _____ROOF flat cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone sandstone concrete iron/steel/alum.BRIEF DESCRIPTION Neo Grec commercial bldg with striated cast iron store-front piers and decorative cast iron lintel; upper stories 3 bays wide separated by stone piers which rise to form arches above 4th fl. windows; paired 1/1 windows in center bay and single 2/2 windows in side bays; rectangular sash set into stiled segmental arches at level 4; sill course between levels 4&5; fluted stone pilasters with flattened Ionic capitals
EXTERIOR ALTERATION (minor) moderate drastic _____ at level 5; stone dentil cornice, iron balustradeCONDITION (good) fair poor _____ LOT AREA 2677 sq. feetNOTEWORTHY SITE CHARACTERISTICS Part of row of late 19th c. 4-6 story commercial buildings along Kingston and Bedford Streets.

SIGNIFICANCE (cont'd on reverse) _____

(Map)

This post-fire commercial building, an important element in the Kingston-Bedford streetscape, was built for Samuel Payson, a commission merchant who worked at the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

nearby Church Green Building. Although the building does not appear to have been designed by an architect, the well-proportioned facade is sophisticated and well-crafted and is a good example of the Neo Grec style.

Among the tenants in 1880 was George H. Braman, a wholesale dry goods commission merchant.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated for National Register as part of Church Green District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston City Directory
2. Boston Building Department, inspectors report located in building jacket. Original permit has been lost.

ADDRESS 31-33 Kingston* COR. _____NAME _____
present originalMAP No. 24N/13E SUB AREA RetailDATE 1875 Building Permit 4/22/1875 ¹
sourceARCHITECT Calvin Ryder (permit) _____
sourceBUILDER Wm. Sayward (permit) _____
sourceOWNER George S. Winslow / Percival Fitzgerald Excr
37 Kingston St.
original presentPHOTOGRAPHS 37 +/1 *80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) 5 plus _____ROOF flat cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION One of a pair of Neo Grec/Italianate commercial buildings with largely-intact cast iron storefront piers and a 4-bay sandstone facade above. The center 2 bays are set off with entablatures above levels 2-4, the most embellished of which is at level 4, where dentil motifs are combined with a cartouche & carved leafy tendrils. Stilted segmental windows at levels 2 & 3, heavy bracketed stone cornice & stone parapet

EXTERIOR ALTERATION (minor) moderate drastic with series of blind arches.

(paired arched windows in 2nd fl. center bay replaced by single window)

CONDITION (good) fair poor _____ LOT AREA 2617 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Part of row of nine late 19th c. brick and stone commercial buildings along Bedford and Kingston Streets Forms pair with #35-37 Kingston.

SIGNIFICANCE (cont'd on reverse) _____

(Map)

This building and its twin at #35-37 are finely-detailed, post-fire mercantile buildings of particular importance because of their central position along the Bedford-Kingston streetscape.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The structures were designed by Calvin Ryder, a lesser-known Boston architect in whose office Charles Brigham worked as a student.

Whitings' survey of 1877 lists the following tenants: (B,1) Puffer, Sanborn & Co., jobbers, dry goods; (2) C.B. Fillebrown & G.P. Walker, commission dry goods merchants; (3) Hogg, Brown & Taylor, manufacturers of ladies underwear, etc. (4,5) Ladies' knit goods, manuf. tassel trimming in fifth.³ Other buildings along Kingston were also occupied by dry goods manufacturers and dealers.

The building was originally numbered 23 Kingston and the permit is filed under that address. The numbering system along the street changed by 1883.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated for the National Register as part of the Church Green District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. City of Boston Building Department, permit filed under original street number (#23)
2. Boston City Directories
3. John E. Whiting, A Schedule of the Buildings and Their Occupancy... (1877)

ADDRESS 35-37 Kingston* COR. NAME present original MAP No. 24N/13E SUB AREA RetailDATE 1875 Building permit 4/23/1875¹
source ARCHITECT Calvin Ryder (permit)
source BUILDER Wm. Sayward (permit)
source OWNER James P. Thorndike / Stephen H. Daly
original / 37 Kingston St.
 / presentPHOTOGRAPHS 37 2/1, 3/6+80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile NO. OF STORIES (1st to cornice) 5 plus ROOF flat cupola dormers MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) sandstone concrete iron/steel/alum.
(painted)BRIEF DESCRIPTION One of pair of Neo Grec/Italianate commercial buildings with largely-intact cast iron storefront piers and storefront window/door arrangement (Art Deco "Lunch" sign at basement level is 1970's addition), Above, center 2 bays are set off with entablatures above levels 2-4, of which the most embellished is at level 4. Stilted segmental arched windows at levels 2&3, incised line decoration over windows at level 2, EXTERIOR ALTERATION minor moderate drastic bracketed stone cornice and blind-arched stone parapet;CONDITION good fair poor LOT AREA 2650 sq. feet iron fire escapes NOTEWORTHY SITE CHARACTERISTICS Forms pair with #31-33 Kingston. Part of row of nine late 19th c. brick and stone commercial buildings along Kingston and Bedford Sts.SIGNIFICANCE (cont'd on reverse)

(Map)

This building and its twin at #31-33
are finely-detailed, post-fire mercantile
building of particular importance because
of their central position along the
Bedford-Kingston streetscape.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

The structures were designed by Calvin Ryder, a lesser-known Boston architect in whose office Charles Brigham worked as a student. The first tenants were ~~some~~ representatives of the wholesale dry goods and clothing business, whose dealers occupied many of the buildings along Kingston Street. In 1877, the basement, 1st, 3rd, 4th, 5th floors were occupied by A. Hamilton & Co, manufacturer of cloaks and jobbers of woolen goods. The cloaks were cut and sewn on the 3rd & 4th floors. The second floor was vacant at that time.²

The building was originally numbered 25 Kingston, and the permit is filed under that address.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated to the National Register as part of the Church Green District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. City of Boston Building Department, permit filed under original street number (#25)
2. John E. Whiting, A Schedule of the Buildings and Their Occupancy. (Boston, 1877)

ADDRESS 39-41 Kingston COR.NAME presentoriginalMAP No. 24N/12ESUB AREA RetailDATE 1890Building Permit 3/15/1890
sourceARCHITECT Peabody & Stearns(permit).

source

BUILDER D.H. Jacobs & Son(permit)

source

Master Builders Assoc.

OWNER L.A. Williams/ c/o Horan, 77 Summer St.originalpresentPHOTOGRAPHS 37 3/4 *80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile and offices

NO. OF STORIES (1st to cornice) 5 plus ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone sandstone concrete iron/steel/alum.
 (Yellow Roman)

BRIEF DESCRIPTION Romanesque Revival pier and spandrel commercial building in yellow Roman brick with sandstone trim; "modernized" storefront; two wide brick piers flanking triple window units at levels two to four; window openings separated vertically by cast iron pilasters and horizontally by brick and stone spandrals; sandstone sill course between level 4 and 3rd fl. arcade; brick corbel cornice and
 EXTERIOR ALTERATION minor moderate drastic brick block cornice.
 (cast iron storefront may be intact under present sheathing.)

CONDITION good fair poor LOT AREA 1559 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Part of row of nine late 19th c. masonry commercial buildings along Kingston and Bedford Streets

SIGNIFICANCE (cont'd on reverse)

(Map)

Designed by the well-known firm of Peabody and Stearns, this building is important to the streetscape and is contemporary with buildings at 43-45 Kingston and 86-88 and

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

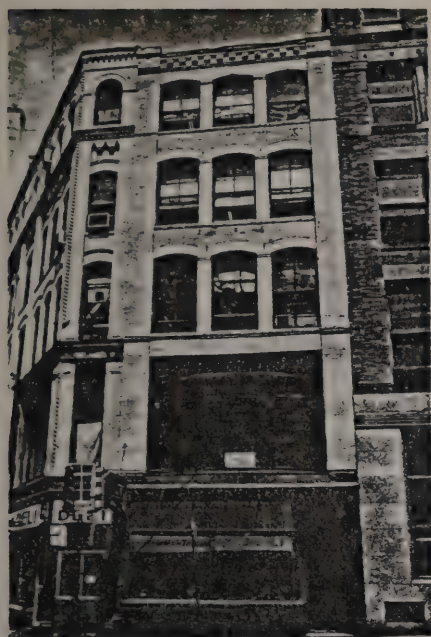
Significance (include explanation of themes checked above)

Bedford Streets, all of which were built just after the City widened the intersection of Bedford and Kingston Streets, taking facades of previous buildings on the site.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated to the National Register as part of the Church Green District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 43-45 Kingston COR.

NAME		
	present	original

MAP No. 24N/12E SUB AREA Retail

DATE 1890 Building Permit 5/3/1890
source

ARCHITECT Benjamin F. Dwight (permit)
source

BUILDER Emery & Stuart (permit)
source

OWNER	H.O.S. Kuntz, Trus./	Richard M. Forgione, Tr. 43 Kingston St.
	original	present

PHOTOGRAPHS 37 3/5 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) 5 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone concrete iron/steel/alum.
(red, painted blue-gray)

BRIEF DESCRIPTION 3-bay Panel Brick commercial building with partially intact storefront including original cast iron piers; polygonal bay at level 2 followed by a regular 3-bay fenestration pattern at levels 3-5 featuring 2/2 windows with stilted segmental heads, sill courses and a brownstone dentil cornice.

EXTERIOR ALTERATION minor moderate drastic some storefront alterations

CONDITION good fair poor LOT AREA 1559 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Forms visual unit with adjacent Panel

Brick structure at 90-92 Bedford St. part of row of nine late 19th century mercantile buildings along Bedford and Kingston. Interior connects with 90-92 Bedford St. SIGNIFICANCE. (cont'd on reverse)

Along with neighboring buildings at 90-92

and 86-88 Bedford and 39-41 Kingston St.

this building was erected after the

widening of the Bedford/Kingston St.

intersection and is an important element in

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

the row of 9 late 19th c. mercantile buildings which make up the Bedford/Kingston streetscape.

Architect B.F. Dwight (d. 1893), a mid-19th century architect of some note, was a pupil of George Snell and designed a number of Boston and New England theatres, halls, warehouses, commercial buildings and residences.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated for the National Register as part of the Church Green Distr

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS Approx. 67 Kingston S.t. COR. NAME Transformer station
present originalMAP No. 24N/12E SUB AREA WholesaleDATE post 1975 no permit
sourceARCHITECT unknown
sourceBUILDER "
sourceOWNER Boston Edison Co.
original presentPHOTOGRAPHS *352/1-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residentialNO. OF STORIES (1st to cornice) unknown plusROOF flat cupola domersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick-yellowstone concrete iron/steel/alum.

BRIEF DESCRIPTION

Windowless brick structure composed of three linked units, and having a concrete base, piers, and cornice frieze.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 58,080 sq. feetNOTEWORTHY SITE CHARACTERISTICS Sited in middle of large vacant lot, surrounded
by chain link fence.

SIGNIFICANCE (cont'd on reverse)

Architecturally detracts from the surrounding streetscapes.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	✓	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 121-127 Kingston St OPP. 14-16 Edinboro St.

NAME present original

MAP No. 24N/12E SUB AREA Wholesale

DATE 1889 permit 11-25-1889
source

ARCHITECT William Ralph Emerson permit
source

BUILDER James Smith
source

OWNER J. Franklin Faxon
original present

PHOTOGRAPHS 37 4/4 4/5 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile - one store

NO. OF STORIES (1st to cornice) six plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick orange stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-bay 2nd Renaissance Revival structure with intact cast iron store-front located. Brownstone 2nd & 3rd levels, with rusticated piers & egg & dart cornice course 3rd level. Cast iron window enframements at level 2 with C.I. mullions. Upper 2 levels of have rectangular fenestration retaining 2/2 sash, with brownstone sills & lintels, organ-via paired central window bay flanked by triple window bays, and yellow glazed terra cotta ornamenting spandrels below level 5. Corbel course over level 5 & brick corbelled cornice.

EXTERIOR ALTERATION minor moderate drastic piers dividing bays capped at cornice level by floral-decorated brownstone panels.

CONDITION good fair poor brownstone LOT AREA approx. 3651 sq. feet

NOTEWORTHY SITE CHARACTERISTICS T-shaped in plan; faces narrow street & espressway ramp. One of 3 structures remaining in block razed for expressway construction.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as work of noted Boston architect, as well as subdued but handsome example of mercantile structure executed in 2nd Renaissance Revival style. Is notable element in small group of intact late 19th c. brick loft structures representative of buildings which once characterized Boston's textile center & are still at least partially occupied by textile-related firms, reflecting growth of Boston as major manufacturing center during latter half of 19th c.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

William Ralph Emerson (1833-1917) "has long been recognized as one of group of Boston architects whose work, especially in domestic design, was important in the development late 19th c. American architecture."¹ Emerson did not attend college, but went to work directly for Jonathan Preston, becoming his partner from 1857-1861. He joined in partnership with Carl Fehmer from 1864-1873, the Beebe-Weld Building resulting from this collaboration. From 1874-1909, Emerson had his own practice. Primarily a domestic architect, he was one of the first architects to become interested in the American Colonial style, and many consider him to be the inventor of the "shingle" style. 121-127 Kingston St. is a rare example of Emerson's downtown Boston mercantile designs; his only other known building in the CBD survey area is at 130-132 Lincoln St. Several of his townhouse designs are located in the Back Bay.

Located in what was once the heart of the textiles & wool district during the late 19th c., this area was formerly residential. When the 1872 fire devastated the area, it was already undergoing transition from residential to commercial use. Original occupants of the building were DeL. Sheplie & Co., bonnet frame manufacturers, & T.O. Gardner & Co. knit goods. In 1895, Brooks & Brett, knit goods, were located here.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended as National Register District as part of Essex/Kingston Textile District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Zaitzevsky, Cynthia, The Architecture of William Ralph Emerson, 1833-1917, 1969.
2. American Architect and Building News, v. 26, Dec. 28, 1889, p. xviii, "Building Intelligence."
3. Rice-Mank Collection, Bostonian Society, Blueprint of 1st floor at 105-7 Essex St & 101-137 Kingston St.
4. Boston Directories.
5. Building Dept. Records.


 ADDRESS 129-131 Kingston St. ^{OPP.} 18-20 Edinboro St.

 NAME present original

 MAP No. 24N/12E SUB AREA Wholesale

 DATE 1889 permit: 9-16-1889
source

 ARCHITECT Theodore Minot Clark permit
source

 BUILDER James Smith
source

 OWNER C.W. & A.P. Loring, Trs.
original present

 PHOTOGRAPHS 37³/₁*80

 TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile; one store

 NO. OF STORIES (1st to cornice) six plus

 ROOF flat cupola dormers

 MATERIALS (Frame) clauboards shingles stucco asphalt asbestos alum/viny^l
(Other) brick stone Longmeadow freestone iron/steel/alum.

 BRIEF DESCRIPTION Narrow 3 bay Romanesque Revival structure, its facade of random-sized rock-faced ashlar, regularly coursed. Ground level features 4 engaged columns (painted black) with Romanesque capitals, supporting gable-shaped lintel over end bays, the entry in 3rd bay. Fenestration at levels 2-5 largely rectangular, organized via central triple window bay (triple at 3rd level), segmental arched at 5th level; flanked by single window bay on either side, lintels at 5th level echoing those on 1st. Arcaded windows at 6th level, articulated by engaged Romanesque columns. Brownstone coved cornice flanked by floral-
EXTERIOR ALTERATION minor moderate drastic decorated end blocks.

 CONDITION good fair poor LOT AREA approx. 3196 sq. feet

NOTEWORTHY SITE CHARACTERISTICS T-shaped in plan; Edinboro facade of yellow brick with arcaded 6th level. Faces narrow street & expressway ramp; one of three structures remaining in block razed for expressway construction.

SIGNIFICANCE (cont'd on reverse)

 Structure architecturally significant as only known work within CBD survey area by noted Boston architect, best known as editor of American Architect & Building News. Also significant as fine, small-scale example of Romanesque Revival Style, a reflection of H.H. Richardson's continued influence on Boston architecture, as well as example of work of architect directly trained in Richardson's office. Is notable element in small group of intact late 19th c. brick loft structures representative of buildings which once comprised Boston's textile center & which are still

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

at least partially occupied by textile-related firms, reflecting growth of Boston as major manufacturing center during latter half of 19th c.

Theodore Minot Clark (1845-1909) was a Harvard graduate, receiving his architectural training in office of H.H. Richardson. Active for only a short time, he closed his office in 1880 to become Professor of Architecture at MIT, remaining so for 8 years. At the end of this period, he apparently designed the building under discussion. Better remembered as editor of AABN, he held this position from 1888 until his death. An active member of the BSA and AIA, he also wrote a number of books on architecture.

This structure is located in what was heart of wholesale textiles & wool trade. Once a residential district, by time of the 1872 fire the area was already undergoing transition from residential to commercial use. Although the original occupants of the building are unknown, it is likely that they were textile-related. In 1930, the occupants were American Curtain Co., Star Dry Goods Co., curtains, and G.W. Capen Co., decorative novelties.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Essex/Kingston Textile District

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Mank Collection, Bostonian Society, Blueprint of 1st floor plan for 105-7 Essex St. & 101-137 Kingston St.
2. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.
3. Boston Directories.
 3. Building Dept. Records.



ADDRESS 50-58 Kneeland St. COR. Tyler St.

NAME _____

present

original

MAP No. 24N/12E

SUB AREA Wholesale

#50-1928, 2nd story added 1947 Bldg Permit 8/20/28

DATE #52-58 - 1947

Bldg. permit 11-5-47

SOURCE

#50 - I. C. Norcross

ARCHITECT # 52-58 - Arthur Rosenstein

SOURCE -

BUILDER

not cited

SOURCE

50 - Joseph Feldstein

OWNER # 52-58 - Harry Lilly

original

present

PHOTOGRAPHS 18 1/2 * 18 2/1 - 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.

non-residential Store and offices for textile company

NO. OF STORIES (1st to cornice) two

plus

ROOF flat

cupola

damers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl

(Other) brick yellow stone conglomerate concrete iron/steel/alum.
} veneer over red

BRIEF DESCRIPTION

Long, Shallow, utilitarian structure, 7 X 1 Bays, with large show windows at both levels, and several entry ways. # 50 & 54 entirely veneered with stone conglomerate panels; # 56 & 58 is veneered with yellow brick over second level windows. Conglomerate wall cap.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good

fair poor

LOT AREA

1577

sq. feet

NOTEWORTHY SITE CHARACTERISTICS

Stretches almost entire block from Harrison

Ave. to Tyler St.

SIGNIFICANCE (cont'd on reverse)

Detracts both in scale and design.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Building Dept. Records.

ADDRESS 64-72 Kneeland St. COR. 24-26 Tyler St.NAME Relable Sewing Machine Co. / unknown
present originalMAP No. 24N/12E SUB AREA WholesaleDATE 1915 permit 5-6-1915
sourceARCHITECT F. A. Norcross permit
sourceBUILDER Ellis L. Snider *
sourceOWNER Ellis L. Snider *
original presentPHOTOGRAPHS * 18 1/2 - 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) light manufacturing & 4 storesNO. OF STORIES (1st to cornice) seven plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick beige stone cast trim concrete iron/steel/alum.

BRIEF DESCRIPTION 5x3 bay pier & spandrel industrial structure with entry in 3rd & 5th bays, and cast stone cornice over 1st level. Piers with decorative brick work at top level articulate facade of triple window bays, except for single windows in 5th bay. Recessed spandrels. Cast stone & metal cornice.

EXTERIOR ALTERATION minor moderate drastic storefrontsCONDITION good fair poor LOT AREA 2852 sq. feetNOTEWORTHY SITE CHARACTERISTICS corner site.

SIGNIFICANCE (cont'd on reverse)

Structure is example of early 20th c. commercial/ industrial design, characterized by pier & spandrel construction and larger area of window to wall. While not an outstanding example of its type, it does not detract from the Kneeland St. streetscape. It is, however, not in harmony with the adjacent Greek Revival rowhouses on Tyler & Hudson St. It is located on the site of the Tyler Street Christian Church.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal - -	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Its earliest known occupants were there in 1930, when a restaurant and shops were located at the 1st level, and the Maimin Cutting Machine Co., Metropolitan Sewing Machine Co., and dress & coat manufacturing companies occupied the floors above.

Little is known of F. A. Norcross, other than his appearance in the Boston Directories c. 1895-1935. Among his other works located within the survey area are the Canal St. Building, buildings at 165 Friend St., and at 18-20 Oxford St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Architects-Vertical-File, Boston Public Library, Fine Arts Section.
2. Boston Buildings Vertical File, " " " " " "
3. SPNEA Photo File, "Kneeland St.", 1927 photo showing vacant building.
4. Boston Directories.
5. Building Dept. Records.

ADDRESS 74-84 Kneeland St. COR. Hudson St.

NAME _____

presentoriginalMAP No. 24N/12ESUB AREA WholesaleDATE 1969

Jacket _____

source _____

ARCHITECT unknown

source _____

BUILDER _____

source _____

OWNER _____

Butlers Sandwich ShoporiginalpresentPHOTOGRAPHS * 15 5/6-80TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) one plus _____ROOF hipped cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION

Shack-like frame structure covered with asbestos imitation brick siding. Tin roof.

EXTERIOR ALTERATION minor moderate drastic _____ unknown _____CONDITION good fair poor LOT AREA 1756 sq. feetNOTEWORTHY SITE CHARACTERISTICS Corner site.

SIGNIFICANCE (cont'd on reverse)

Detracts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Buildings Dept. Records.

ADDRESS 154-156 Kneeland St.
COR. Utica St.

NAME _____

presentoriginalAP No. 24N/13E SUB AREA WholesaleATE 1955 Bldg. permit 4-28-1955
sourceARCHITECT Archie Riskin
sourceUILDER Eugene Eisenberg Co.
sourceOWNER York Realty Co.
original presentPHOTOGRAPHS * 186/1-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential freight terminalNO. OF STORIES (1st to cornice) one plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION

Rectangular brick structure with poured concrete base, and series of garage doors across facade.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 3599 sq. feetNOTEWORTHY SITE CHARACTERISTICS Set back from facade line of street.

SIGNIFICANCE (cont'd on reverse)

Detracts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Located within recommended National Register Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Buildings Dept. Records.

ADDRESS 160 Kneeland St. COR.NAME
 present originalMAP No. 24N/13E SUB AREA WholesaleDATE facade: 1927 Bldg. permit 2-2-1927
 sourceARCHITECT * Dana Somes *
 sourceBUILDER * John C. MacKinnon *
 Dorchester sourceOWNER * K. J. Quin & Co. Inc
 original presentPHOTOGRAPHS * 185/6-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) office & storage (previous to 1927, store & dwelling)NO. OF STORIES (1st to cornice) four plus ROOF flat cupola dormers MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.BRIEF DESCRIPTION 1 bay pseudo-curtain wall commercial building with vaguely
Classical Revival details. Cast stone storefront, trabeated in appearance, with off-
center entry in 3rd bay. Upper levels feature cast stone enframement with palmette
decoration over storefront piers, triple windows divided by metal mullions, 16 light
metal sash, & panelled metal spandrels.EXTERIOR ALTERATION minor moderate drastic storefrontCONDITION good fair stone badly cracked
poor storefront LOT AREA 1225 sq. feet
 rehabedNOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

According to 1939 building permit, this building has been connected with 207-9 Lincoln St. The structure is currently being rehabilitated, and there is a Nov. 1979 permit to replace front entrance.

It contributes both in scale and materials to the streetscape of Kneeland St.

In 1930, this structure was vacant.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context):

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.

BOSTON LANDMARKS COMMISSION

Building Information Form Form No. _____ Area CBD

ADDRESS 162-168 Kneeland St. COR. 207-9 South St.

NAME

presentoriginalMAP No. 24N/13ESUB AREA WholesaleDATE 1915

Leather District File

source (no permit)

ARCHITECT Whidden Beekman Co.

source

BUILDER

same

source

1917 Atlas

OWNER Renton WhiddenoriginalpresentPHOTOGRAPHS * 185/5-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) six plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.BRIEF DESCRIPTION steel frame

Early 20th c. commercial style structure, having an L-shaped plan with facades facing both Kneeland and South St. Off center entry. 2 bays wide, featuring continuous bands of Chicago style windows which rise to segmental arches with cast stone lintels at 6th level. Cast stone cornice and low brick parapet tops building.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 4654 sq. feetNOTEWORTHY SITE CHARACTERISTICS L-shaped structure facing two streets.

SIGNIFICANCE (cont'd on reverse)

Contributes to the streetscape in both scale and materials.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

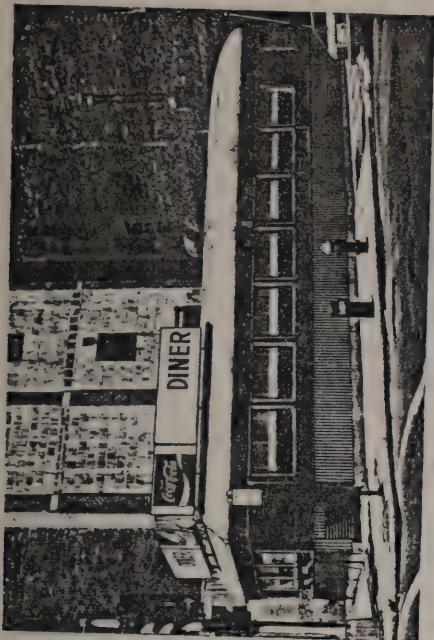
Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Melish, Diane Carol, "Economic Growth and Urban Development: The Boston Leather District, 1640-1915," 1974, unpublished Honors Thesis at Wellesley College, on file with B.L.C.



ADDRESS 178 Kneeland St COR. South St.
NAME Blue Diner
present original
MAP No. 24N/13E SUB AREA Wholesale
DATE 1947 Bldg. permit 7-11-1947
source
ARCHITECT B. L. Gallo "
source
BUILDER Rich Bros. "
source
OWNER James Plakas
original present
PHOTOGRAPHS * 185/4-80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) one plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl/glass
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION

Diner with corrugated aluminum base and blue glass panels above, veneered over brick. Aluminum sash, and rounded aluminum roof. Recessed corner entry, and continuous band of windows across facades. Interior appears intact.

EXTERIOR ALTERATION. minor moderate drastic
glass panels

CONDITION good fair poor broken & LOT AREA 872 sq. feet
missing. Appears closed.

NOTEWORTHY SITE CHARACTERISTICS corner site

SIGNIFICANCE (cont'd on reverse)

Though incompatible in scale, massing, and materials with the surrounding buildings, it is the only diner located in the CBD. There have been diners in America since 1872, when Walter Scott, of Providence, R. I., loaded up "a horse-drawn freight wagon with sandwiches, pies, and coffee, along with the equipment needed for serving. He parked the rig downtown during the night and catered to the afterhours pedestrian

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

population.¹ The Blue Diner is a late example of the genre, for starting around 1948, diners began to change their image. "The new image was one of ever bigger, brighter and less industrial looking diners, diners that looked less like diners.... The classic roofline was masked....behind a parapet. Windows grew and grew, to open up the jazzy new interiors to the eyes of the passing public.....Most momentously, the venerable booth-and-counter seating and the compact 16 by 40-foot plan all but disappeared,"¹ replaced by freestanding tables, and often a bar, in an annexed dining-room.

No information is available about the architect, B.F. Gallo.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.
2. Sawtelle, Mark C., "Diner," Historic Preservation, vol. 31, no. 4, September/October, 1979, p. 28.

ADDRESS 22 Lancaster StCOR.

NAME (thru to 123-125 Merrimac)

present original

MAP No. 26N/12E SUB AREA No. Station

DATE

source

(Photo) ARCHITECT

source

BUILDER

source

OWNER

original present

PHOTOGRAPHS

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 4 plus

ROOF cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION See form for 123-125 Merrimac.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 1532 (total) sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 24 Lancaster COR.

NAME present original

MAP No. 26N/12E SUB AREA No. Station

DATE 1963 Building permit 8/2/1963
source

ARCHITECT J. Brosnahan (permit)
source

BUILDER
source

OWNER Lena Giuffre
original present

PHOTOGRAPHS



TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential tavern

NO. OF STORIES (1st to cornice) 1 plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Small concrete-block structure with brick facade.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair-poor LOT AREA 837 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Vacant lot to north

SIGNIFICANCE (cont'd on reverse)

Detracts from the streetscape.

Erected as a tavern which connected to a building at the rear used as a dining room (since demolished)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District
(INTRUSION)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 30-32 Lancaster COR.NAME present originalMAP No. 26N/12E SUB AREA No. Station DATE 1877-1883 Atlas (no permit) sourceARCHITECT sourceBUILDER sourceOWNER Estate of Moses Eaton Jr. sourceoriginal presentPHOTOGRAPHS 1 6/4 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) commercialNO. OF STORIES (1st to cornice) 4 plus ROOF flat cupola domersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-bay late 19th century Richardsonian Romanesque commercial building. Altered storefront. Levels 2-3 feature two-story pressed metal window bays on each side of a narrow central rectangular opening. Center oxeve window at 4, flanked by groupings of 3 1/1 windows. Corbel cornice. Brownstone sill and lintel courses.

EXTERIOR ALTERATION minor moderate drastic storefront bricked in.CONDITION good fair poor LOT AREA 3113 sq. feetNOTEWORTHY SITE CHARACTERISTICS Vacant lot to south

SIGNIFICANCE (cont'd on reverse)

One of the best examples in the North Station area of Richardson's influence on late 19th century brick commercial architecture.

The building appears to have been constructed between 1877 and 1883. In 1877, the estate of Moses Eaton Jr. purchased the property, which had two buildings on it. In 1883, a structure of the present dimensions appears on the Atlas.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X _____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context).

Part of suggested " Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 34-38 Lancaster COR.

NAME _____

presentoriginalMAP No. 26N/12E

SUB AREA No. Station _____

DATE present appearance: mid-20th c.
source _____

ARCHITECT _____

source _____

BUILDER _____

source _____

OWNER _____

originalpresent

PHOTOGRAPHS _____

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) _____NO. OF STORIES (1st to cornice) 2 plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.
with _____BRIEF DESCRIPTION Styleless contemporary brick building ^ center door
and 3 windows placed randomly along the facade. May be drastic
alteration of earlier structure.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor _____ LOT AREA 1975 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Detracts from the streetscape.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested National Register "Bulfinch Triangle" District
(INTRUSION)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON LANDMARKS COMMISSION Building Information Form Form No. _____ Area CBD

19-21

ADDRESS Lancaster St. COR.

NAME _____

present

original

MAP No. 26N/12E SUB AREA No. Station

DATE 1951 Building permit 6/19/1951

source

ARCHITECT Rugo Santini, engineer
Santini & Sons, Inc. (permit)

source

BUILDER _____

source

OWNER Carolyn Contarino
& Anna Kaplan /

original

present

PHOTOGRAPHS 16/1#80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) garage

NO. OF STORIES (1st to cornice) 1 plus _____

ROOF flat cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Brick and concrete block garage with wide vehicular overhead entrance doors.

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 4086 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Detracts from the streetscape.

According to the permit, the building was erected using the rear and side walls of the previous building.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District
(INTRUSION)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 25 Lancaster St. COR.

NAME _____

presentoriginalMAP No. 26N/12E

SUB AREA No. Station _____

DATE 1891Building permit 5/1/1891 ⁽¹⁾sourceARCHITECT Hartwell & Richardson Damrell, p. 64 ⁽¹⁾sourceBUILDER Connery & Wentworth(permit)source

Peter B.

OWNER Brigham Est./originalpresentPHOTOGRAPHS 1 6/3*80TYPE (residential) single double row 2-fam. 3-deck tan apc.(non-residential) commercialNO. OF STORIES (1st to cornice) 3 plusROOF flatcupolacornersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl(Other) brick red (stone) brownstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION 3-bay Richardsonian Romanesque commercial bldg. with 1st fl. vehicular opening framed by decorative cast iron piers and lintel. Two story arcade at levels 2-3, formed by brick piers which meet to form rowlock arches. Corbel cornice. Brownstone trim including carvings. Fire escape.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 1980 sq. feetNOTEWORTHY SITE CHARACTERISTICS Rear entrance to #176-182 Portland

SIGNIFICANCE (cont'd on reverse)

This small-scale Richardsonian Romanesque structure was constructed as the rear vehicular entrance to the 1891 section of the Peter Brigham Building at 176-182 Portland. The facade is largely intact and is notable as the work of the leading Boston firm of Hartwell and Richardson.

For additional information, see form for 176-182 Portland St.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1891 permit is listed as #166-198 Portland (should be #176-182) and Lancaster St. Describes a 3-story and a 6-story building. The architect is not listed; however, Charles Damrell in his Half Century of Boston Building lists Hartwell and Richardson as the architect of #176-182 and therefore of 25 Lancaster as well

ADDRESS 31-41 Lancaster COR.NAME /Lancaster Theatre / Otis School
present originalMAP No. 26N/12E SUB AREA No. Station
1) original bldg.: 1844 (Bldg Dept. records)
DATE 2) remodelled for theatre: 1916 (permit
source 2/15/1916)ARCHITECT 1) unknown
2) Blackall, Clapp & Whittemore
source (permit)BUILDER 2) Haynes Construction Co (permit)
sourceOWNER 2) Lancaster Theatre/
original presentPHOTOGRAPHS 1 1/2 * 80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential school building converted to theatre in 1916NO. OF STORIES (1st to cornice) 2 plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum. stucco

BRIEF DESCRIPTION Unadorned stucco facade with a few irregularly-spaced window openings and no architectural style. Entrance to the theatre interior is at 73 Causeway.

EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 8443 sq. feetNOTEWORTHY SITE CHARACTERISTICS Entrance at 73 Causeway

SIGNIFICANCE (cont'd on reverse)

Does not contribute architecturally.

A note on the 1916 permit gives the following historical information: "The building on this site was erected in 1844 and occupied as the Otis School, afterwards sold to the Catholics and used as a parochial

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

school [St. Mary's Female School] Sold in 1885 and since used for mechanical purposes [as a brassworks factory]." The building was remodelled as the Lancaster Theatre "for moving picture shows" in 1916, making it one of the city's earliest movie theatres. Architect C.H. Blackall is known for his designs of many Boston theatres including the Colonial, Wilbur, Modern, Music Hall/Metropolitan, Publix/Gaiety, and Pilgrim/Olympia. The 1916 permit states that the foundation and walls of the 1844 school building were to remain undisturbed when the building was readapted. According to the permit, the building had a brick and stone front which is now stuccoed over. Although its history is of interest, neither the Causeway entrance nor the Lancaster Street facade of the theatre is of any architectural value. It is currently used as an adult cinema (Pussy Cat Cinema)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "Bulfinch Triangle" National Register District (non-contributing)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ADDRESS 4 Liberty Square COR. 97-105 Water St.NAME Muller Building Appleton Building
present originalMAP No. 25N/13E SUB AREA Custom House/MarketsDATE 1900 permit 7-19-1900
sourceARCHITECT Andrews, Jaques & Rantoul permit
sourceBUILDER Arthur C. Whitney sourceOWNER Appleton Estate,
F. Gordon Dexter, et al., Trs.
original presentPHOTOGRAPHS * 26²/1-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices & storesNO. OF STORIES (1st to cornice) seven plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone granite & concrete iron/steel/alum.BRIEF DESCRIPTION 4x10 bay steel frame office building in Classical Revival style, with street level piers of dressed granite ashlar alternating with classically ornamented cast iron piers; main entrance in 4th bay surmounted by scrolled brackets flanking inscription of building's name & swags. Upper levels feature stone quoined corners. Rectangular fenestration through^{out} vaguely Gibbsian, with stone keystone enframements occurring at level 2, and repeated at level 7 but within plane of facade. Flat guaged arches with stone keystones at levels 3-5. Cornice band over level 6, & building capped with stoneEXTERIOR ALTERATION minor moderate drastic denticular cornice with copper cresting
sensitively of acanthus leaves.CONDITION good fair poor restored LOT AREA 3800 sq. feetNOTEWORTHY SITE CHARACTERISTICS Polygonal plan, responds to rounded corner of site. Located in area of fairly intact late 19th-early 20th c. ambience.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as turn-of-the-century example of steel-frame elevator office building, as well as handsome example of the Classical Revival style, and as design of leading Boston architectural firm for many years. Historically significant by its location in center of insurance district, reflecting the continued growth of that industry at the turn of the century.

In 1885 Andrews & Jaques joined in partnership, later joined by Rantoul; the firm of Andrews, Jaques & Rantoul lasted until Jaques' death

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

in 1916. Robert Day Andrews (1857-1928), senior partner, was born in Hartford, studied at MIT and in Boston architectural offices, and in Europe. He subsequently joined the office of H.H. Richardson, developing his skill in draftsmanship. He was a member of B.S.A., and was co-founder of the Boston Architectural Club. Herbert Jaques (1857-1916) trained at MIT, and Augustus Neal Rantoul (1864-1934) was educated at Harvard, later spending several years in study & training for an architectural career, finally joining Andrews & Jaques in partnership. Principally designers of public structures, banks, & office buildings, the firm's buildings were erected in N.E. and cities throughout the country. Perhaps the most notable Boston work was the east & west wing addition to the State House. Among their designs within the survey area are the Dexter Building, Hornblower & Weeks Building, & State Mutual Insurance Building.

The Muller Building was originally occupied by insurance-related firms, principally insurance agents & brokers. An undated rental brochure,¹ enticingly advertizes the Muller Building as located in the center of the insurance district, next door to the Exchange Club, & adjacent to the main Post Office & Federal Buildings, principle banks, & Custom House.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Mank Collection, Bostonian Society, "Muller Building," rental brochure with & floor plans.
2. 1923 Map of Business Buildings, BPL, Fine Arts Section.
3. Boston Directories.
4. Building Dept. Records.

ADDRESS 20 Lincoln St. COR.

NAME _____

present originalMAP No. 24N/13E SUB AREA RetailDATE probably 1910-20 (style) _____
source (no permit) _____

ARCHITECT _____

source

BUILDER _____

source

OWNER Francis W. Perry, Trus.
/ 119 Summer St.
original presentPHOTOGRAPHS 10 4/4* 4/5 80

Ward 3, Parcel 4271

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential commercialNO. OF STORIES (1st to cornice) 6 plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone trim concrete iron/steel/alum.BRIEF DESCRIPTION 2-bay early 20th century commercial building with classical decorative vocabulary; in red brick with white stone and cast stone trim; partially-intact 2-story metal storefront; Above, windows are polygonal at level 3 and paired & rectangular at levels 4-6. Levels 3-4 are treated as a unit organized by 2-story brick piers with cast stone capitals, from which spring blind arches. Cast stone
EXTERIOR ALTERATION minor moderate drastic dentil cornice flanked by
cast stone console brackets.CONDITION good fair poor _____ LOT AREA 1674 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE. (cont'd on reverse) _____

(Map)

Scale of building is in harmony with
the late 19th century (post-fire) buildings
on each side.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated to the National Register as part of the Church Green Distr

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

365

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

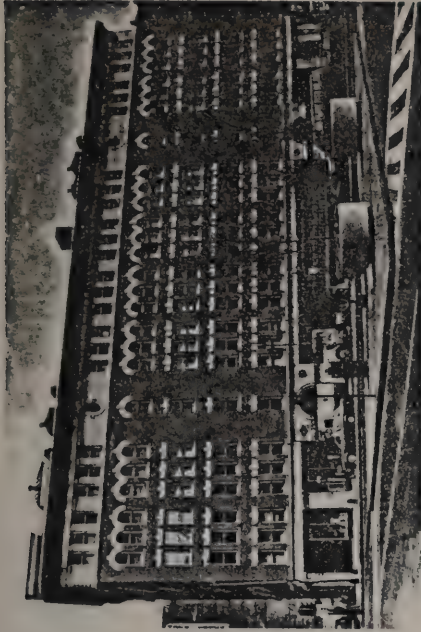
After the Great Fire of 1872, the Church Green area was for several decades the center of one of Boston's major industries, the manufacture of boots and shoes. In 1887 this Lincoln Street building housed the offices of the Flexible Shoe Nail Company and the Dodge Trimmer Co, manufacturers of shoe nailing and edge trimming equipment.

George W. Pope, architect, was active during the period from about 1870-90 and designed other stores in the area, including 43-45 Purchase Street and 115-119 Pearl Street.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Nominated for the National Register as part of the Church Green Dist

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 66-86 Lincoln St. COR. Essex St. Tufts St.
 NAME Lincoln Building
present original
 MAP No. 24N/13E SUB AREA Wholesale
 DATE 1894 permit 6-12-1894
source
 ARCHITECT Willard T. Sears " source
 BUILDER James Smith " source
 OWNER Estate of John Farlow
original present
 PHOTOGRAPHS *24 1/1

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) six plus
 ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone Indiana concrete iron/steel/alum.
Common w Flemish variation limestone

BRIEF DESCRIPTION 10x3 bay Renaissance Revival mercantile structure, with rounded corners
horizontal massing. Stone base featuring wide classically decorated piers separating show win-
engaged column at left corner, & freestanding at right corner recessed entry. Two major
columns symmetrically located in bays 3 & 7, distinguished by console keystoned arch springing
columns with polished granite shafts. Fenestration organized via triple window bays, &
arched windows over entry bays, rectangular with stone keystoned lintels at levels 2-4, round

EXTERIOR ALTERATION minor moderate drastic (arched at level 5. Rusticated stone 6th
(level featuring oval windows over entry
 CONDITION good fair poor LOT AREA 10,966 sq. feet (bays. Copper

NOTEWORTHY SITE CHARACTERISTICS 3 sides formally finished (classical moldings)
Faces expressway. Anchor to almost uninterrupted row of late 19th-early 20th c.
structures down Lincoln St.

SIGNIFICANCE (cont'd on reverse)

Designed by a prominent Boston architect, the Lincoln Building is a handsome example of a late 19th c. mercantile structure consisting of store, office & loft space, and provides an anchor to an almost uninterrupted streetscape of late 19th-early 20th c. structures. Located within an area redeveloped for the leather-related trades beginning in the 1880s, it reflects the district's viability at the turn of the century as a thriving area largely devoted to the leather industry, a major contributor to N.E.'s economic base.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

The Lincoln Building was actually the 2nd to be so named on this site; the previous brownstone structure having been destroyed in the 1893 fire.¹ It was designed by Willard T. Sears for the estate of John S. Farlow, who also designed another building owned by the same estate, the Farlow Building on State St. Sears (1837-1920) was born & educated in New Bedford, and began his training with a local architect, a Mr. Eaton. His further architectural training was received in the office of Gridley J.F. Bryant in the early 1860s, he and Charles A. Cummings formed a partnership, and under the name Cummings & Sears, designed such notable structures as the new Old South Church in the Back Bay, and the Bedford Building. After 1895, Sears worked entirely alone. He also designed the home of Isabella Stewart Gardner, now the museum.

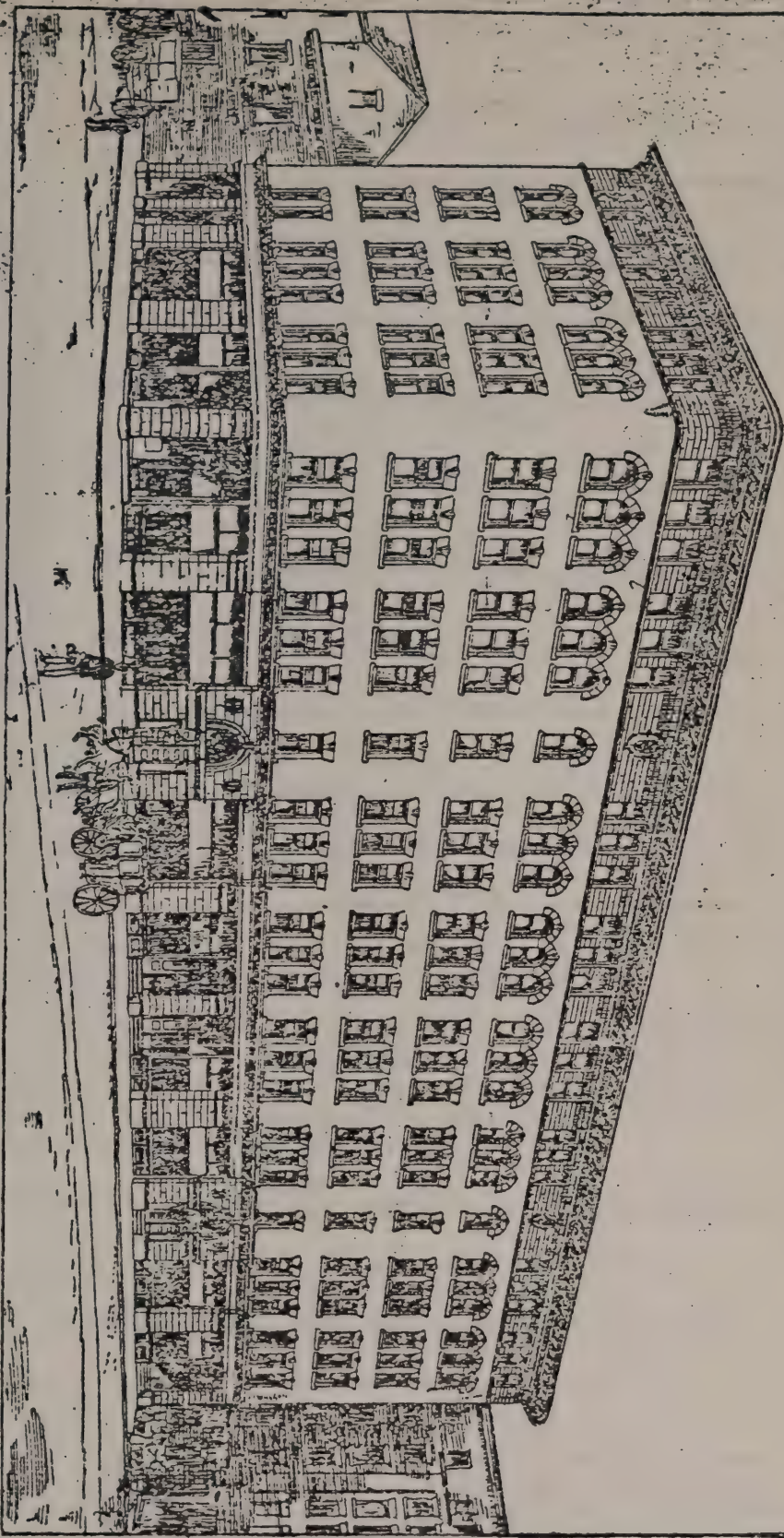
Probably because of its location contiguous to the drygoods district, the original occupants of the Lincoln Building included both drygoods- and leather-related firms. Rhodes & Ripley Clothing Co., along with Puritan Manufacturing Co., sewing machine supplies, were occupants of the building, as well as the Commonwealth Shoe & Leather with 3 factories in Maine & Mass., and whose largest selling shoe, the "Bostonian," retailed at \$4.00.²

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bostonian Society Photo File, "Lincoln St.," illus. c. 1895.
2. Commercial & Financial New England, 1906, p. 170, Bostonian Society.
3. Damrell, Charles, A Half Century of Boston Buildings, 1895, facing p. 51, illus.
4. Print Dept., BPL, "Street Views #9," Lincoln St. c. 1895-9. Excellent photo.
5. Athenaeum Photo File, "Lincoln St.," c. 1900, streetscape.
6. Boston Directories.
7. Buildings Dept. Records.
8. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.



FINE NEW BUSINESS BUILDING.

Six-Story Structure to Be Built on Lincoln and Essex Streets.

A six-story fireproof building is to be erected by the estate of the late John S. Farlow on Lincoln and Essex streets, replacing the Lincoln block destroyed in the great fire of March 10, 1888. It will have the same name as its predecessor and will be built after plans by Willard T. Sears.

The new structure will differ materially from the old one, being of red brick with trimmings of Indiana limestone, instead of brown stone, and will have a different facade. The accompanying illustration shows the Lincoln street front, the longer of the two, and that on Essex street.

The building will measure 200 feet on the former street and have a depth of 60 feet on the latter. The first story will contain stores and the upper

stories, the entrances to which will be by iron staircases enclosed in walls of enameled brick, will be devoted to lofts and offices. The building will be fireproof throughout, with steel floor beams and columns and tiled floors. In addition to two passenger elevators there will be four for freight.

Indiana limestone will be the material of the first and sixth stories and the rest will be of a light red brick. The columns flanking the entrances will be of polished granite.

Romanian Society photo file

ADDRESS 104-114 Lincoln St. COR. Tufts St.

NAME

presentoriginalMAP No. 24N/13ESUB AREA WholesaleDATE 1893permit 4-12-1893

source

ARCHITECT

George J. Porter

source

BUILDER

Woodbury & Leighton

source

OWNER

Robert Codman, Tr.originalpresent

PHOTOGRAPHS

*24 1/2, 33 1/2-80TYPE (residential) single double row 2-fam. 3-deck ten apt.(non-residential) light mechanical, one store

NO. OF STORIES (1st to cornice)

sixplus

ROOF

flatcupoladormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl(Other) brickstone? trimconcrete iron/steel/alum.Flemish bond

BRIEF DESCRIPTION 9x7 bay Victorian Commercial structure with renovated storefront. Rectangular fenestration organized into three triple-window groupings articulated by projecting brick piers. Windows feature flat guaged lintels and stone sills with decorative brickwork below and corbelling over 5th level. Stone sill course separates 6th level from remainder of building which is capped by corbelled cornice.

EXTERIOR ALTERATION

minormoderatedrasticstorefront

CONDITION

goodfairpoor

LOT AREA

4040sq. feet

NOTEWORTHY SITE CHARACTERISTICS

Corner site.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as element in block of late 19th c. buildings, largely Romanesque Revival in style. Moreover, it is a building which contributes to the period ambience of the largely intact late 19th-early 20th c. Leather District. Historically significant as reflecting growth & vitality of leather industry, a major economic force in N.E.

Original occupants appear to have been primarily

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

leatherboard manufacturers: James C. Leach, Mousam Mfg. Co., National Fiber Board Co. and S.B. Rogers & Co. The Leatheroid Mfg. Co. was also located in the building.

Research has not uncovered any information concerning the architect, George J. Porter, nor are there any other known designs by him located within the survey area. The building, however, Woodbury & Leighton, were the largest & most successful contractors in N.E. specialists in large work such as public libraries, court houses, & school buildings. They also constructed the adjacent buildings at 116-144 Lincoln St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Damrell, Charles, A Half-Century of Boston's Building, 1895, p. 376.
2. Boston Athenaeum Photo File, "Lincoln St," streetscape c.1900.
3. Boston Directories.
4. Building Dept. Records.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

as Leather District, reflecting the industry's position as major econic ^{com} force in N.E.

The original occupant of the building was Proctor, Hunt & Haskell, later Proctor, Hunt & Co., dealers in sole leather, & the only sole leather dealers listed in the directory at the time.

Little information is currently available concerning the architect, Franklin E. Kidd. 116-128 Lincoln St. is his only known design located within survey area, his only other known work being his own house on Lindon St. in Allston, c. 1887. The builders, however, Woodbury & Leighton, were the largest & most successful contractors in N.E. & specialists in large work such as public libraries, court houses, & school buildings. They also constructed the adjacent buildings at 104-114 & 130-144 Lincoln St."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Damrell, Charles, A Half Century of Boston's Building, 1895, p. 376.
2. Architects Vertical File, BPL, Fine Arts Section.
3. Boston Athenaeum Photo File, "Lincoln St.," c. 1900 streetscape.
4. Boston Directories.
5. Building Dept. Records.

ADDRESS 130-132 Lincoln COR.

NAME _____

present originalMAP No. 24N/13E SUB AREA WholesaleDATE 1889 permit 11-25-1889
source _____ARCHITECT William R. Emerson
source _____BUILDER Woodbury & Leighton
source _____OWNER J. Franklin Faxon
original presentPHOTOGRAPHS *24 1/4 33 2/3-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential Mercantile, one storeNO. OF STORIES (1st to cornice) six plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick yellow stone brownstone concrete iron/steel/alum.BRIEF DESCRIPTION Narrow, 3-bay Romanesque Revival mercantile structure, featuring intact cast iron storefront. Rusticated brownstone piers at outer corners of levels 2-3, as well as recessed windows with cast iron mullions & classically ornamented brownstone cornice. Levels 4-6 of yellow brick with projecting corner piers; rectangular fenestration at levels 4-5, the stone sill & lintel courses & corbel table over level 5 providing horizontal emphasis. 4 round-arched windows with molded archivolt at level 6. Building capped by corbelled cornice.EXTERIOR ALTERATION minor moderate drastic storefront infill
partially vacant;CONDITION good fair poor upper windows boarded. LOT AREA 1595 sq. feetNOTEWORTHY SITE CHARACTERISTICS Part of intact late 19th c. block.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as design by leading Boston architect, as well as example of continued influence of H.H. Richardson on Boston's architecture, though here in watered-down form. Also important as element in intact block of largely Romanesque Revival structures, as well as contributing to period ambience of late 19th-early 20th c. Leather District. Historically significant as one of buildings constructed during first decade of area's redevelopment as a leather-oriented district,

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

reflecting the continued importance of the leather industry to the economic base of

William Ralph Emerson (1833-1917) "has long been recognized as one of group of Boston architects whose work, especially in domestic design, was important in the development of late 19th c. American architecture."¹ Emerson did not attend college, but went to work directly for Jonathan Preston, becoming his partner from 1857-1861. He joined in partnership with Carl Fehmer from 1864-1873, the Beebe-Weld Building resulting from this collaboration. From 1874-1909, Emerson had his own practice. Primarily a domestic architect, he was one of the first architects to become interested in the American Colonial style, and many consider him to be the inventor of the "shingle" style. 130-132 Lincoln St. is a rare example of Emerson's downtown Boston mercantile designs; his other known building in the survey area is at 121-127 Kingston St. Several of his townhouse designs are located in the Back Bay.

In 1891, an occupant of 130-132 Lincoln St. was leather dealer F.A. Loring & Co. T.H. Bailey & Co., perfumes, was also located here in 1893.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Zaitzevsky, Cynthia, The Architecture of William Ralph Emerson, 1833-1917, 1969.
2. American Architect & Building News, v. 26, Dec. 28, 1889, p. xviii, "Building Intelligence."
3. Athenaeum Photo File, "Lincoln St.," c.1900 streetscape.
4. Boston Directories.
5. Building Dept. Records.



ADDRESS 134-6 & 138-144 Lincoln St. OPP. 19 Utica St.

NAME present original

MAP No. 24N/13E SUB AREA Wholesale

DATE 1889 permit 9-27-1889
(2) source

ARCHITECT Winslow & Wetherell permit source

BUILDER Woodbury & Leighton source

OWNER 134-36: Laura E. Sturtevant
138-44: Jonathan French
original present

PHOTOGRAPHS *24 5/5 -80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile; one store per building

NO. OF STORIES (1st to cornice) six plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone brownstone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 Romanesque Revival structures, 3 & 5 bays, with unified facade treatment giving appearance of 8 bay, asymmetrically organized facade.
metal cast iron piers of storefront partially in evidence. 2nd level of rusticated brownstone
with classically ornamented cornice course. Segmental & rectangular fenestration above
recessed into 3 bays recessed into facade alternating with single window bay in plane. Recessed
topped at 5th level with brownstone & brick arcaded corbel course & cartouche with carved
"6th" bay. Arcading at 6th level, with blind oculus windows above in frieze, & copper
EXTERIOR ALTERATION minor moderate drastic modillion block cornice with brownstone
storefront brackets at corners & between 3rd &
CONDITION good fair poor appears par- LOT AREA 1544 & 2791 sq. feet "4th" bays.
tially vacant; some upper windows boarded.

NOTEWORTHY SITE CHARACTERISTICS Part of intact late 19th c. block.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as design of prominent Boston firm, as well as largely intact example of H.H. Richardson's continuing influence on Boston's architectural scene. Also important as element in block of principally Romanesque Revival style buildings, as well as contributor to period ambience of late 19th-early 20th c. Leather District. Significant historically as example of buildings from area's first decade of re-development from residential-commercial district to one housing primarily leather-

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

oriented businesses, reflecting the continued growth & vitality of the leather industry as a major economic force in N.E.

Walter T. Winslow (1843-1909) entered office of Nathaniel Bradlee as student. After Civil War, he completed his studies in Paris, later becoming junior partner in Bradlee office. George H. Wetherell (1854-1930), after studying at MIT and Ecole des Beaux Arts, became principle c. 1883 in firm of Bradlee & Winslow. Winslow & Wetherell succeeded to Bradlee's practice upon the latter's death in 1888, and maintained a partnership until 1898. Other notable examples of their work in the wholesale district are the Auchmutz Building on Kingston St. and the building at 146-154 Lincoln St.

Early occupants of the building appear to have been leather dealers. In 1890, Sharp, Clark & Co. was located at #134, joined in 1891 by J.S. Barnet & Brother. #138 was occupied in 1891 by R.G. Salomon, later joined by Dodd & Williams and A.W. Harrington & Co.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Leather District.

Petition filed with Board of Appeal for conversion into 5 live-in artists' studios & 2 retail stores. Boston Sunday Globe, 3/16/80, no page number.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Brickbuilder, v.2, no. 2, Feb. 1893, pl. 12, 13, exterior elevation. (Missing from BPL).
2. Boston Landmarks Commission Architects File.
3. Boston Directories.
4. Building Dept. Records.
5. Rice Mank Collection, Bostonian Society, Blueprints for renovations to 138 Lincoln St., Kroxyn & Brown, Arch., Oct. 15, 1923.
6. Boston Athenaeum Photo File, "Lincoln St.," c.1900 streetscape.

ADDRESS 146-154 Lincoln St. Beach St.
COR. 21 Utica St.NAME _____
present originalMAP No. 24N/13E SUB AREA WholesaleDATE 1892 permit 7-8-1892
sourceARCHITECT Winslow & Wetherell permit _____
sourceBUILDER Whidden & Co. _____
sourceOWNER Aug. H. Ellis
original presentPHOTOGRAPHS 33 1/5, *33 1/6-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile, one storeNO. OF STORIES (1st to cornice) six plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone terracotta concrete iron/steel/alum.
Flemish bondBRIEF DESCRIPTION 5x7 bay Romanesque Revival structure with some classical detailing.
Storefront alteration, & entries located in bays 1 & 3. 2nd level fenestration features
coupled windows enclosed in segmental arches, with brick denticular cornice course. At
levels 3-5, 3 central window bays articulated by piers terminating in terra cotta caps
& round arches with molded archivols. Ornamenting areas between rectangular windows at
6th level are large terra cotta medallions. Cornice composed of brick dentils, leafy terraEXTERIOR ALTERATION minor moderate drastic cotta course, & surmounting copper cornice
storefrontCONDITION good fair poor LOT AREA 5183 punctuated by lions' heads.
sq. feetNOTEWORTHY SITE CHARACTERISTICS Terminates intact 19th c. block. Corner site.

SIGNIFICANCE (cont'd on reverse)

Designed by prominent Boston architectural firm, & reflecting continued impact of H.H. Richardson upon Boston's architecture, this structure forms the terminus to an intact block of largely Romanesque Revival style buildings, its handsome facade contributing significantly to this streetscape. It also contributes to the period ambience of a sizeable, largely intact, late 19th-early 20th c. Leather District. Significant historically as an example of continued development of area after its 1st decade of redevelop-

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

opment from a residential/commercial area to one dominated by leather trade, reflect leather industry's position as major economic force in N.E.

Walter T. Winslow (1843-1909) entered office of Nathaniel Bradlee as student. After Civil War, he completed his studies in Paris, later becoming junior partner in Bradl office. George H. Wetherell (1854-1930), after studying at MIT and the Ecole des Bea Arts, became principle c.1883 in firm of Bradlee & Winslow. Winslow & Wetherell succeeded to Bradlee's practice upon the latter's death in 1888, and maintained a partnership until 1898. Other notable examples of their work in the wholesale district are Auchmuty Building on Kingston St. and the building at 134-144 Lincoln St.

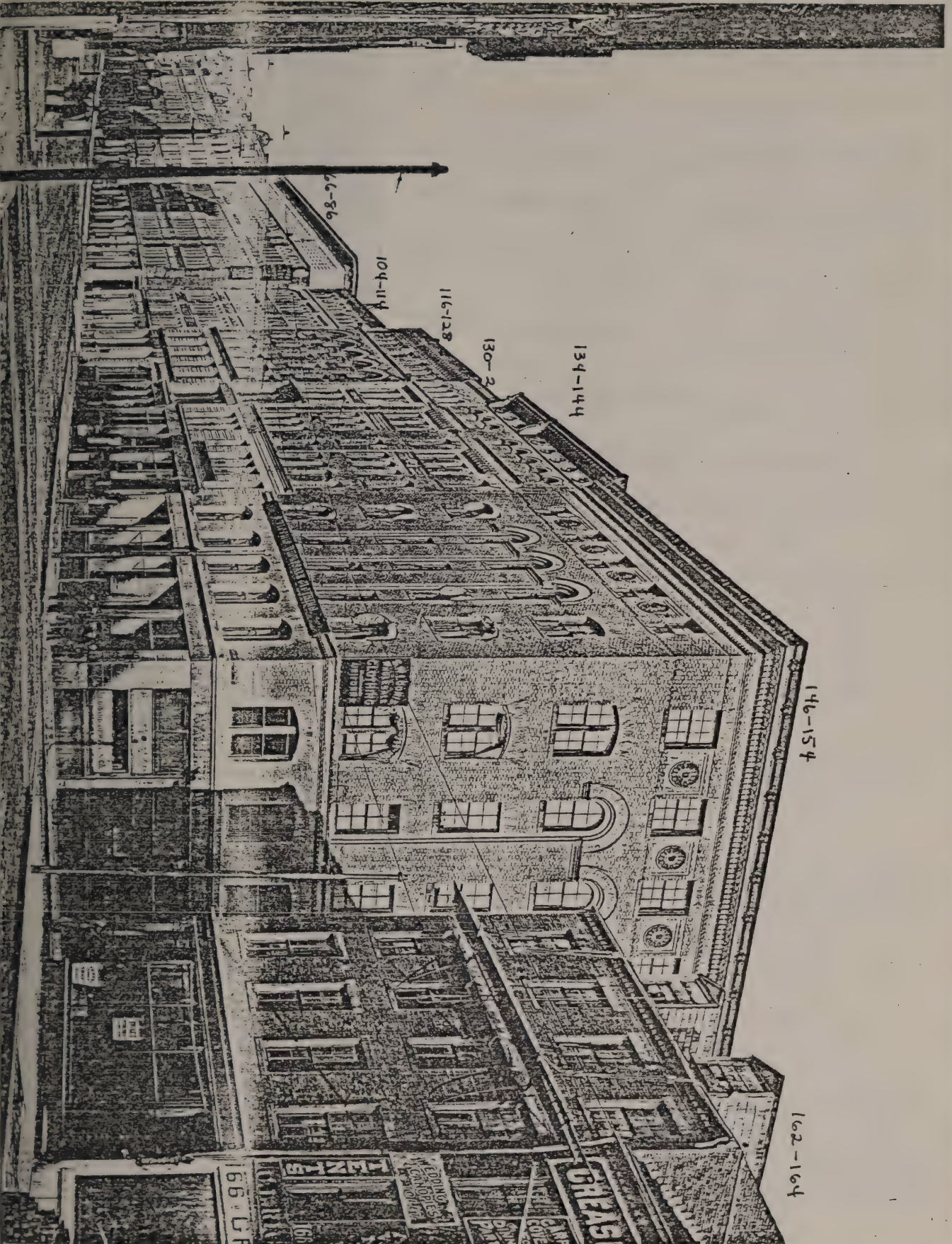
The earliest known occupant of 146-54 Lincoln St. was in 1895 when leather goods manufacturer Holmes & Kimball was located here. S.W. Loomis, wholesale clothing, was an occupant in 1897 (reflecting the not infrequent mingling of the leather & dry goo industries, located so close to each other), as was Edward Jewell & Co., hides & lea in 1898.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

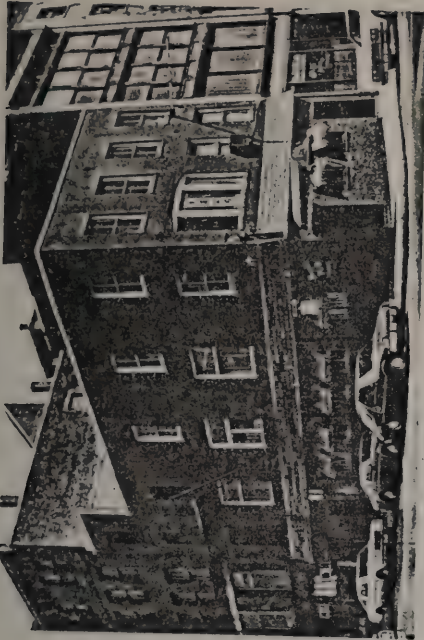
Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Brickbuilder, v. 2, Feb. 1893, p. 14, pl. 14, perspective drawing & scale elevati (missing from BPL, Fine Arts Section).
2. American Architect & Building News, v. 38, Nov. 19, 1892, pl. 882, illus.
3. Boston Athenaeum Photo File, "Lincoln St.," c. 1900 streetscape.
4. Boston Landmarks Commission Architects File.
5. Boston Directories.
6. Building Dept. Records.



Boston Athenaeum Photo file - Lincoln Street



ADDRESS 162-164 Lincoln SQR. 97-103 Beach St.

NAME _____
present original

MAP No. 24N/13E SUB AREA Wholesale

DATE 1840s source (no permit)

ARCHITECT unknown
SOURCE

BUILDER unknown SOURCE

1874 Atlas
OWNER Ralph Haskins heirs

original present

PHOTOGRAPHS * 24 1/6 33 7/2 -80 .

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) three plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick painted stone painted concrete iron/steel/alum.

BRIEF DESCRIPTION 4x5 bay three-story remnant of Greek Revival structure; totally renovated street level. Upper levels still retain some original fenestration with stone sills and lintels. Iron tie rods with star caps located on both facades.

EXTERIOR ALTERATION minor moderate drastic street level, windows, 4th story & roof removed.

CONDITION good fair poor LOT AREA 1400 sq. feet

NOTEWORTHY SITE CHARACTERISTICS corner site.

SIGNIFICANCE (cont'd on reverse)

Structure is 3-story remnant of Greek Revival row house, the last remaining example within the Leather District of a building type which once characterized the entire area from the 1840s-1880s. Other, better preserved examples, however, still remain in the Chinatown area.

Built in response to the South Cove Development, these houses were constructed on land filled

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

between 1833-39, the primary purpose of the fill being to provide a terminal & rail way yard for the Boston & Worcester Railroad. Quickly becoming a low rent district it was inhabited by the Irish and other immigrant groups for many years, until its redevelopment by the leather industry beginning in the 1880s.

A photo c. 1900 pictures the building with its original 4 1/2 stories, pitched roof and later cast iron storefront.¹ In 1877, the building was occupied by J.W. David & Co., groceries, C.A. Babb, provisions, and Al. Watts, dog & pigeon repository.

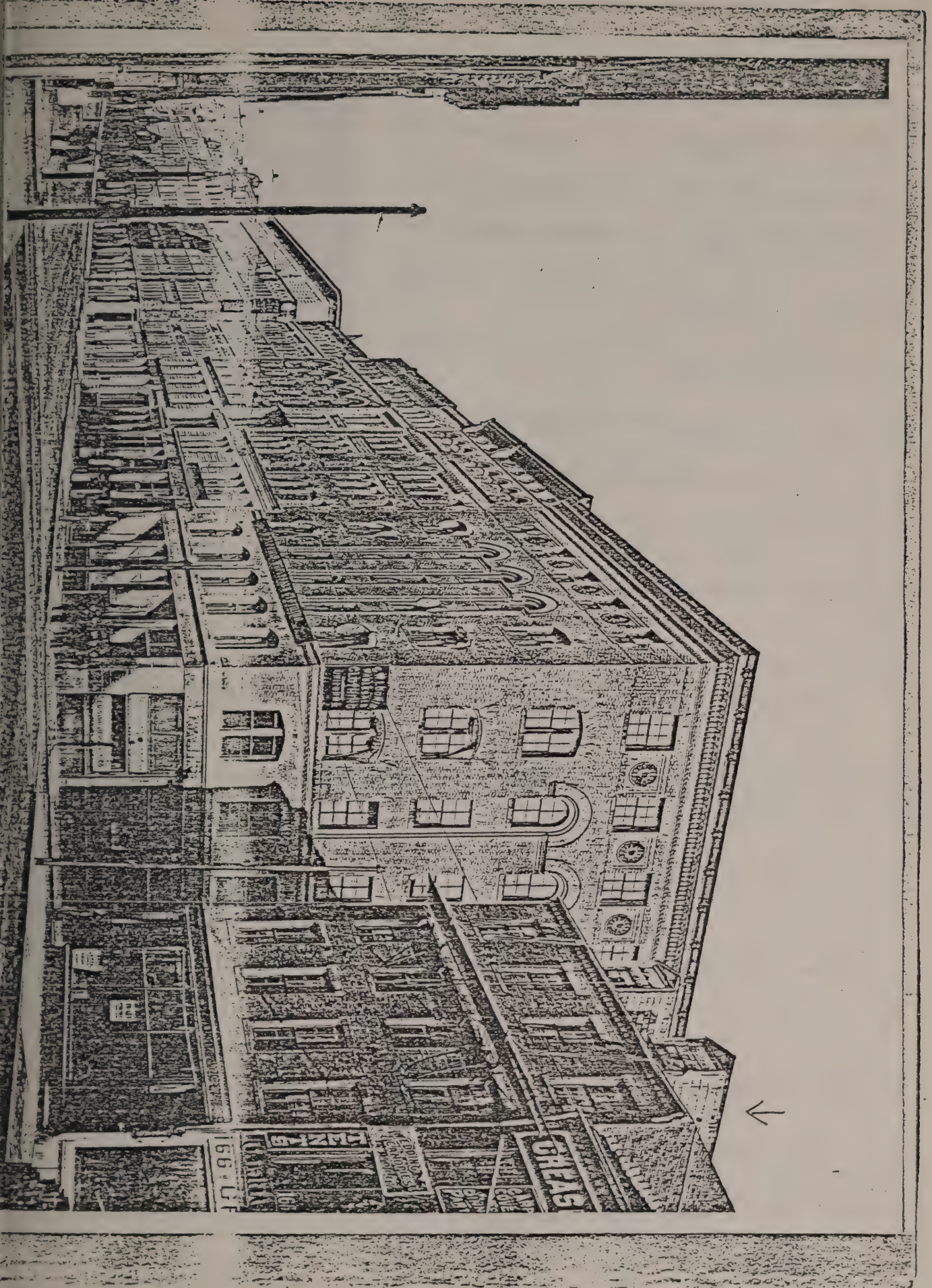
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register District as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Athenaeum photo file, "Lincoln St.," photo c.1900.
2. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877.

162-164 Lincoln St.



Boston Athenaeum Photo file, "Lincoln St.", c. 1900.

ADDRESS 166-168 Lincoln St. COR.NAME present originalMAP No. 24N/13E SUB AREA WholesaleDATE 1927
facade remodelled permit 5-11-1927
sourceARCHITECT Blackall, Clapp & Whittemore permit
sourceBUILDER John H. Ferguson permit
sourceOWNER facade: H. S. Perry, Inc.
original presentPHOTOGRAPHS *24 5/1, 33 1/4 -80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices & showrooms (1927)NO. OF STORIES (1st to cornice) four plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.BRIEF DESCRIPTION 4 bay Commercial structure with entrance in last bay. Stone lintel over storefront. 3 large picture windows with metal sash at 2nd level. Levels 3-4 have 4 double hung windows separated horizontally by metal mullions, & vertically by diamond-ornamented metal spandrels. Corner piers of cast stone. Modillion block cornice of metal & low metal parapet.EXTERIOR ALTERATION minor moderate drastic storefront on new facadeCONDITION good fair poor rusted metal LOT AREA 1260 sq. feetNOTEWORTHY SITE CHARACTERISTICS Connected with 105-7 Beach St.

SIGNIFICANCE (cont'd on reverse)

Although not an outstanding example of its type, this 1920s commercial structure does contribute to the streetscape via its scale & massing.

Originally, this building was a brick Greek Revival row house; a photo c. 1900 pictures the first bay & indicates it to have been 3 1/2 stories unlike its 4 1/2 story neighbor at #162-4. In 1927, the facade was remodelled by the firm of Blackall, Clapp & Whittemore for use as offices & show rooms. The 1930

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

directory lists the occupants as Atlas Tack Corp., Stott Printing, shoe manufacturer school furnishings, & a waistband manufacturer. Since 1923, this building has been connected with 105-7 Beach St., and under the same ownership.

The prominent architectural firm of Blackall, Clapp & Whittemore was established in 1889, and was responsible for many of Boston's downtown buildings, demonstrating the command of the continually evolving architectural vocabulary over the years. Two of their most notable structures within the survey area are the Renaissance Revival Carter/Winthrop Building and the Art Deco Boston Automatic Fire Alarm Co. Building.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Athenaeum Photo File, "Lincoln St.," c. 1900 streetscape. (see 162-4 Lincoln St.)
2. Paper for Professor Sekler on file at Carpenter Center, Harvard University.
3. Boston Directories.
4. Building Dept. Records.

ADDRESS 170 Lincoln St. QQR. 31 Utica St.NAME present originalMAP No. 24N/13E SUB AREA WholesaleDATE c. 1899-1901 estimate
source (no permit)ARCHITECT unknown sourceBUILDER unknown source1902 Atlas
OWNER William M. Bunting
original presentPHOTOGRAPHS *24 5/2 33 1/3-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) five plusROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick white stone ? trim concrete iron/steel/alum.

BRIEF DESCRIPTION 3 bay Commercial structure with Classical Revival detailing, featuring double picture window at 2nd level, its metal surrounds ornamented with classically derived molding. Fenestration of upper 3 levels is rectangular capped by stone keystone lintels. Facade surrounded by projecting brick enframing, giving effect of quoins. Metal modillion block cornice with egg & dart molding.

EXTERIOR ALTERATION minor moderate drastic storefrontCONDITION good fair poor filthy LOT AREA 1008 sq. feetNOTEWORTHY SITE CHARACTERISTICS Goes through to opposite street (alley).

SIGNIFICANCE (cont'd on reverse)

Although this structure is not of notable design, it does contribute to the streetscape via its scale & massing, as well as to the Leather District's late 19th-early 20th c. ambience.

Atlas research indicates a 3 1/2 story structure on the site in 1898, and one of 5 stories by 1902. The date of this building can therefore be pinpointed at c.1899-1901

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Although the original occupants are unknown, in 1930 a wholesale shoe company was located here.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1898, 1902 Atlases of Boston Proper.
2. Boston Directories.



ADDRESS 174-180 Lincoln St. OPP. 33-39 Utica St.
 NAME present Crawford Building original
 MAP No. 24N/13E SUB AREA Wholesale
 DATE 1905 permit 9-5-1905 source
 ARCHITECT Nagro & Nagro, Plymouth, Mass. permit source
 BUILDER Whidden & Co. permit source
 OWNER W.B. French & M.B. Taylor, Trs. original present
 PHOTOGRAPHS *24 5/3, 26 4/6, 33 1/2-80.

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) mercantile, one store

NO. OF STORIES (1st to cornice) five plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone cast & concrete iron/steel/alum.
common w Flemish variation granite

BRIEF DESCRIPTION 4 bay Commercial structure with Classical Revival detailing. Cast stone base features frieze with "Crawford Building" inscribed & flanked by urns with leafy vines. Central & flanking entries. 2nd level fenestration incorporates central picture window flanked by rectangular window with guaged lintel & projecting keystone. Rockfaced granite belt course divides structure horizontally over 2nd level. Fenestration above consists of coupled windows within segmental arch, articulated by projecting brick
 EXTERIOR ALTERATION minor moderate drastic piers. Copper modillion block cornice.
storefront: 1925.

CONDITION good fair poor _____ LOT AREA 4058 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Bridge built across Utica St at 5th level to connect building with 109-111 Beach St.

SIGNIFICANCE (cont'd on reverse)

Restrained example of early 20th c. mercantile structure contributes to the streetscape via its scale, massing, & design. Also contributes to late 19th-early 20th c. ambience of Leather District, an area re-developed during the previous 2-3 decades.

There is no information available concerning the architects, Nagro & Nagro of Plymouth.

Although the original occupants of the Crawford Building are unknown, in 1930 they were largely

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

shoe-related.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Mank Collection, Bostonian Society, "Alterations to Building, Nos. 174-180 Lincoln St., A.J. Carpenter, arch."
2. Boston Directories.
3. Building Dept. Records.



ADDRESS 182-190 Lincoln ~~COR.~~ 41-45 Utica St.
 NAME present original
 MAP No. 24N/13E SUB AREA Wholesale
 DATE 1922 permit 6/12/1922
 source
 ARCHITECT George Nelson Jacobs permit
 source
 BUILDER not cited source
 OWNER Snider & Druker Trs.
of Lincoln Trust Co.
original present
 PHOTOGRAPHS * 26 4/5, 33 1/1

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantile, 2 stores.

NO. OF STORIES (1st to cornice) nine plus _____

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION 3 bay Commercial structure with Classical Revival detailing. Cast stone base features classically ornamented piers supporting entablature, its architrave enriched with triglyphs, bucrania & medallions, & ornamented cast stone spandrels. Recessed central entry of wood, surmounted by broken triangular pediment & large oxen head. Facade articulated by cast stone piers, each bay containing 4 rectangular windows. Modillion block cornice with stepped parapet containing shield with entwined

EXTERIOR ALTERATION minor moderate drastic monogram "SD".

CONDITION good fair poor cleaning up LOT AREA 6405 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Interconnects with 47-51 Utica St.

SIGNIFICANCE (cont'd on reverse)

Although not an outstanding design from the early 1920s, 182-190 Lincoln St., nevertheless, makes an attractive contribution to the streetscape wall, and exemplifies the continuing vitality of the Leather District into the 20th c.

The building's ornament of bucrania & oxen-head, while derived from classical vocabulary, undoubtedly illustrates the original occupancy by shoe-related companies, as indicated by the 1930 directory.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Little information is available concerning the architect, George Nelson Jacobs. His only other known works within the survey area are the Crocker Building on Lincoln St. and the building at 14-20 Oliver St. All three illustrate Jacobs' preference for classically derived ornament. Jacobs also designed several town houses in the Back Bay during the 1920s.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Mank Collection, Bostonian Society, "Mercantile Building for Messrs Snider & Druker, 186 Lincoln St., George Nelson Jacobs, arch." Elevations & plans.
2. Boston Directories.
3. Architects Vertical File, BPL, Fine Arts Section.
4. Building Dept. Records.



PHOTOGRAPHS *26 1/4-80

NOTEWORTHY SITE CHARACTERISTICS

Detracts in both scale and design

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development.	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.



ADDRESS 210-216 Lincoln St. 134-144 Kneeland St.
53 Utica St.

NAME Crocker Building
present original

MAP No. 24N/13E SUB AREA Wholesale

DATE 1920 permit 2-24-1920
source

ARCHITECT George Nelson Jacobs permit
source

BUILDER not cited
source

OWNER Snider & Druker
original present

PHOTOGRAPHS *26 1/3-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) light storage, 2 stores

NO. OF STORIES (1st to cornice) nine plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone cast concrete iron/steel/alum.
tapestry

BRIEF DESCRIPTION 6x10 bay curtain wall Classical Revival mercantile building with 2-
story cast stone base; entry located in 1st bay capped by enclosed arched pediment, &
enriched at 2nd level by festoons, bucrania & paterae, as is corresponding last bay.
Classically ornamented piers divide storefront into 3 show window bays. Upper levels ar-
ticulated by piers & recessed spandrels, the window bays organized into 1-3-2-2-3-1
pattern. Bays at 9th level separated by paired pilasters. Summounting parapet with cast
EXTERIOR ALTERATION minor moderate drastic stone panels inset into projecting

CONDITION good fair poor LOT AREA 7338 arches at corners & center.
sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner site with 2 formally finished facades.

SIGNIFICANCE (cont'd on reverse)

Structure is early 1920s example of curtain wall construction articulated by piers & spandrels, & featuring a larger area of window to wall. Provides anchor to Kneeland St. end of Lincoln St., a street which moves progressively from the 19th into the 20th century. Also illustrates the continued vitality of Leather District in the early 20th c.

Little information is available concerning the architect, George Nelson Jacobs. In addition to

Moved; date if known

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x _____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

this building, his only other known works located within the survey area are at 182-190 Lincoln St. and 14-20 Oliver St. All three designs illustrate Jacobs' penchant for the classical vocabulary of ornament. Jacobs also designed several town houses in the Back Bay.

An undated rental pamphlet describes the Crocker Building as located in the heart of wholesale district, 4 blocks from South Station, noting that its "accessibility is unsurpassed."¹ Occupants in the 1920s were largely shoe related: Gale Shoe Co. (1922), E.E. Taylor Shoe Co. (1925), Firestone Footwear Co. (1927), U.S. Rubber Co., and Shoe Manufacturers Protective Association.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Recommended for National Register as part of Leather District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Rice-Mank Collection, Bostonian Society, "Crocker Building," rental pamphlet.
2. " " " " " " floor plans,
William Pease O'Brien, building manager.
3. Boston Directories.
4. Building Dept. Records.
5. Architects Vertical File, BPL, Fine Arts Section.



CROCKER BUILDING

210 LINCOLN STREET, BOSTON, MASS.

Bostonian Society, Rice-Prank Collection

Bostonian Society

Bostonian



ADDRESS 100-153 Lincoln St COR. 84-96 Beach St.
Albany St.
 NAME present original
 MAP No. 24N/13E SUB AREA Wholesale
 DATE 1956 Bldg. permit 12-20-1955
source
 ARCHITECT Archie Riskin
source
 BUILDER Coleman Bros. Corp.
source
 OWNER York Reality Co.
original present
 PHOTOGRAPHS *18³/₂-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential retail, office space, parking

NO. OF STORIES (1st to cornice) five plus
 ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION

Five level modern commercial structure, with first level stores and upper levels parking and office space. Concrete foundation and floors, and facades of glass, aluminum, and coral colored vinyl panels.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 28,427 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Occupies entire block, facing the Romanesque

Revival block on Lincoln Street, and the expressway exit on Albany Street.

SIGNIFICANCE (cont'd on reverse)

This structure occupies the site of the 1838 United States Hotel, at that time the largest in the country, and built to accommodate the numerous passengers from the Boston and Worcester Railroad whose terminal was newly located in the South Cove.

The current structure detracts from the streetscape in materials and design.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Buildings Dept. Records.

2. Whitehill, Walter Muir, Boston - A Topographical History, 1968, pp. 104-5.



ADDRESS 10 Marshall St. COR.Creek Lane

NAME Ebenezer Hancock House

present	original
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MAP No. _____ SUB AREA Blackstone Block

DATE C. 1767

source

ARCHITECT unknown

unknown source

BUILDER .

source

OWNER John Hancock / Swartz & Swartz, Esqs.
original present

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PHOTOGRAPHS

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus

ROOF hipped, slate cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

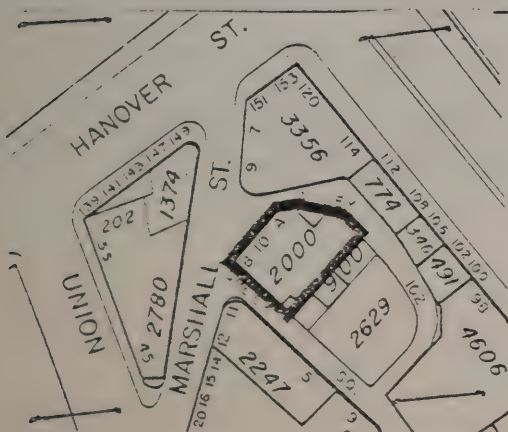
BRIEF DESCRIPTION Residence and ground floor shop structure with three-

chimney central stairhall and rear ell layout. Late 2nd period, Colonial, in style; brick laid in flemish bond. Five bay entrance facade is canted at 5th bay; ground floor remodeled (19th. c.) as storefront.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 2,000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS



SIGNIFICANCE (cont'd on reverse) Hancock House is the last extant Boston structure associated with John Hancock: Hancock inherited one parce in 1763 and with land from subsequent purchase established and built on by 1767 a house lot.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u>X</u>	Military	<u>X</u>	Transportation	_____
Communication	_____	Political	_____		_____
Community/ development	_____				

Significance (include explanation of themes checked above)

Hancock did not occupy it, but by 1776, his brother Ebenezer did; the latter, as deputy paymaster general of the Continental Army, used his house as headquarters. Thus, it was here that the loan of 2 million si crowns from Louis XVI of France for financing the Army negotiated by Benjamin Franklin in Paris is reported to have been stored in 1778.

It is one of less than a dozen extant central Boston buildings which predate the Revolution, and is the only mid-18th c. vernacular example. It possesses the most intact and most important Georgian residential interior left in the country and therefore is of enormous architectural significance.

John Hancock sold the house in 1785; by 1798 it was occupied by Benjamin Fuller, a shoe dealer, and the first of a series of shoe merchants who occupied the store without interruption until 1963. The remainder of first floor served as a restaurant and tavern during much of the 19th and early 20th century. Until recently, the upper floors have also served as a boarding house, officers club, and privately-operated museum.

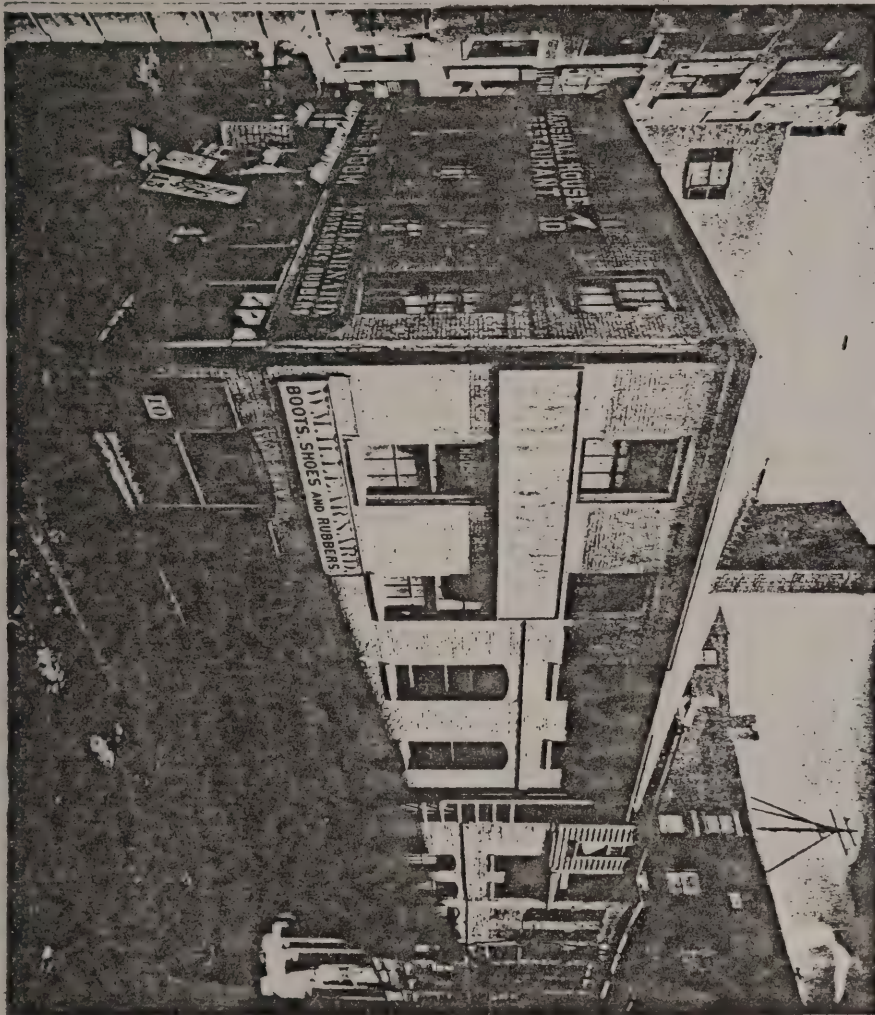
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Interior and exterior designated a Landmark, Boston Landmarks Commission 6/27/78. Restoration and rehabilitation for legal offices by owner about to begin. Listed within Blackstone Block National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Ebenezer Hancock House Study Report, Boston Landmarks Commission, 8/30/78

10 Marshall St.



Postman & Co.

10 Marshall St.

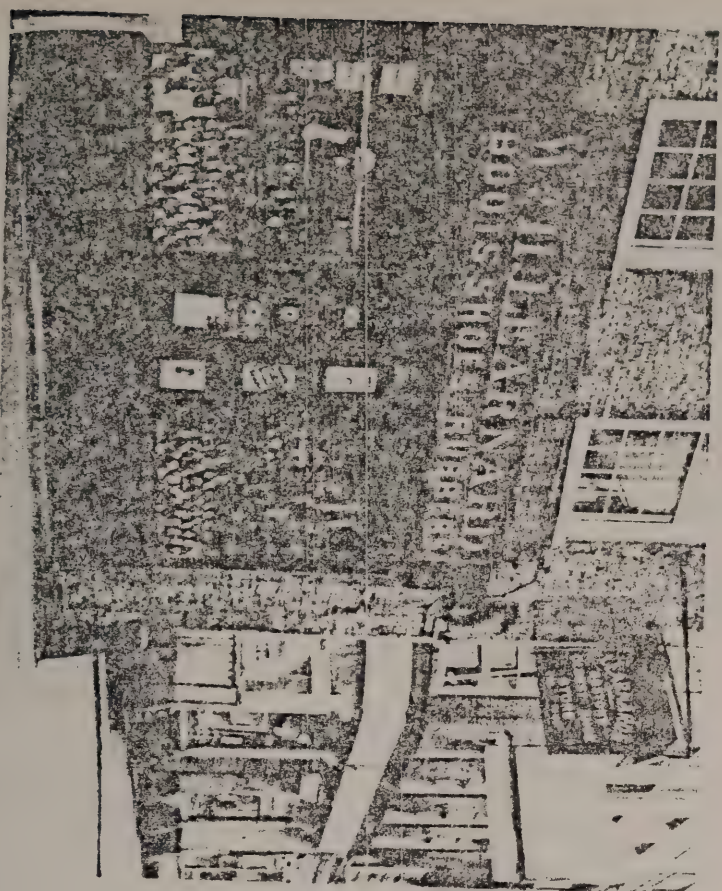
MARSHALL HOUSE
RESTAURANT

WM. H. LEARN
BOOTS, SHOES AND RUBBERS

10

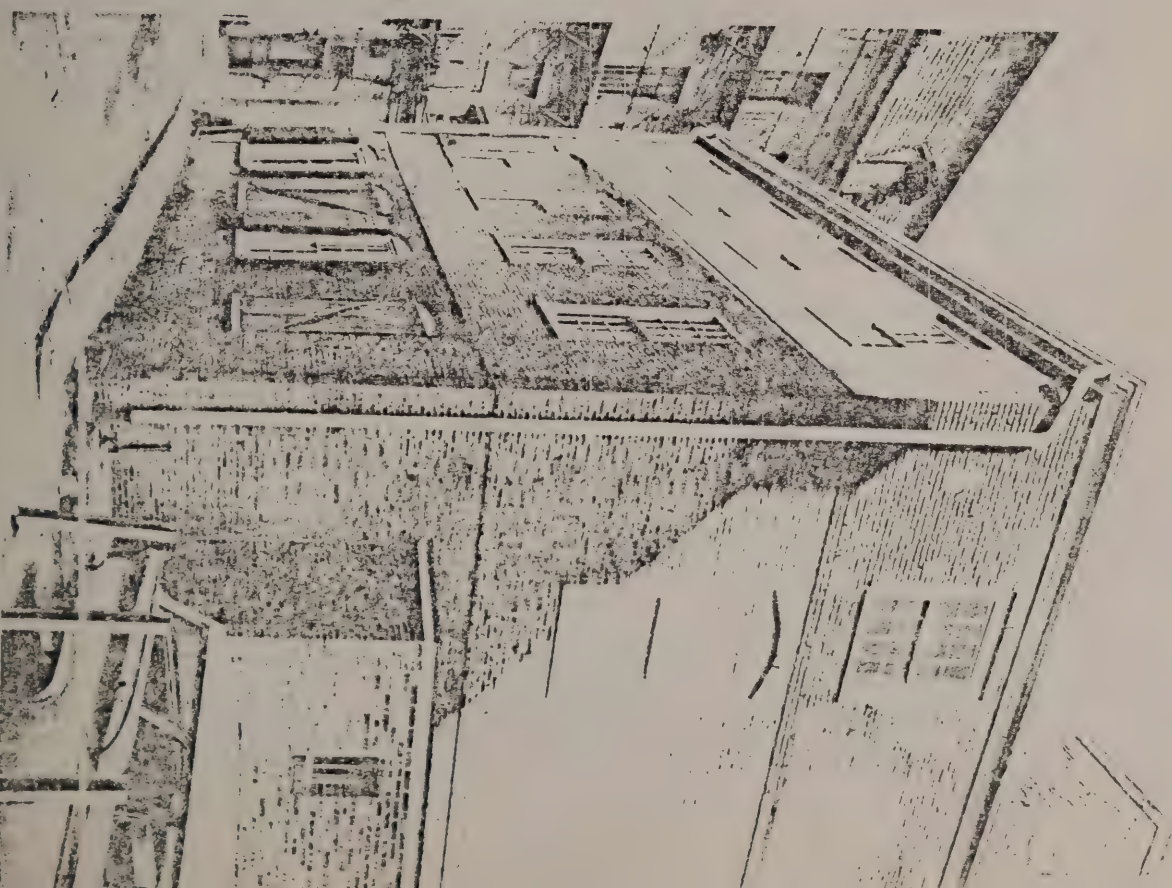
Bostonian Society

In 1789 this house became the property of Ebenezer Frothingham, a merchant who had his china and glass shop on the ground floor. Later that year Benjamin Fuller kept his shop there. In 1821 William H. Leonard opened his store in this building, selling "Boots, Shoes and Rubbers,"



The oldest shoe store in Boston

continuing in business until his death in 1886. This shop remains in business today as Leonard and Company, 10 Marshall Street, and is carried on in the old manner by Mr. George H. Tarbox. It is the oldest shoe store in Boston.



The Ebenezer Hancock House

Ross, Mayjane Drake - The Brook of Boston, Colonial Period, 1960
p 68-9



ADDRESS 11-12 Marshall St. COR. 5 Creek Square
 NAME present original
 MAP No. 26N.13E SUB AREA Custom House/Markets
 DATE c. 1850-55 source (no permit)
 ARCHITECT unknown source
 BUILDER unknown source
 1874 Atlas
 OWNER A. Wentworth original present
 PHOTOGRAPHS * 3 14/1 -80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) mercantile

NO. OF STORIES (1st to cornice) three plus

ROOF flat cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone brownstone concrete iron/steel/alum.
pressed

BRIEF DESCRIPTION 4x9 bay structure in Greek Revival style, featuring 1 bay curved corner recessed a header's width. Cast iron piers with granite lintel retained at store-front level. Rectangular fenestration decreases in height at each story; has brownstone sills & lintels (some sills replaced with brick) & original 6/6 sash.

EXTERIOR ALTERATION minor moderate drastic upper stories removed
brownstone

CONDITION good fair poor spalling LOT AREA 2247 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Responds to corner site

SIGNIFICANCE (cont'd on reverse)

Although the upper stories are missing, remaining portion of building retains architectural integrity and is characteristic of type of structure located in Blackstone Block at the mid-19th c. In addition, retains original 17th c. street pattern.

A photo dating c. 1900 pictures this structure as standing 6 stories high, and having a large, overhanging bracketed cornice. This indicates that the building may have been transitional between the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Greek Revival & Italianate styles.

Little is known of this building's history. In 1879, the occupant was Gray & Ripley, tinsmiths.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within the National Register Blackstone Block.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. SPNEA photo file, "Union St.," photo c. 1900.
2. Boston City Directories.
3. Deed research may uncover ~~further~~ information.



11-12 Marshall St.
↓

37 Union St. →

Spruce Photo file - "~~Hans~~" "Union St." - undated



ADDRESS 14-22 Marshall ~~OPP.~~ 9 Creek Sq.
~~14-22 Marshall~~ Marsh Lane
 NAME present original
 MAP No. 26N/13E SUB AREA Custom House/Markets
 DATE 1916 permit 1-11-1916
source
 ARCHITECT A.J. Carpenter
source
 BUILDER D.R. McKillop
source
 OWNER Mrs. Bessie Hellar
original present
 PHOTOGRAPHS * 23 5/5-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF flat cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION Tapestry Brick style structure of 3 bays, partially remodelled at storefront but retaining original Classical Revival storefront in 1st bay, featuring entry with segmental arched keystone pediment. Upper levels organized via 3 triple window bays with small paned sash at 2nd level & 1/1 at remainder. Stone keystones over 4th level windows. Projecting brick piers, & recessed patterned brick spandrels with diamond motif. Parapet with cast stone cap & decorative brickwork.

EXTERIOR ALTERATION roof moderates disturb storefront

CONDITION good fair poor LOT AREA 3738 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Polygonally shaped parcel with 9 sides; building

extends through block with rear facade in alley behind.

SIGNIFICANCE (cont'd on reverse)

Early 20th c. commercial structure not an outstanding building of its type, but does maintain scale and materials of most of surrounding area.

On this spot were previously located 3 Greek Revival structures. Possibly the rear facade utilized the wall from these earlier buildings, for it features windows with granite sills & lintels, many bricked in. The 4th level of the rear facade is a later addition.

-----The original occupants are unknown; in 1930, the

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Ideal Range & Heater Co. was located here, along with the Piave Restaurant.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located in the National Register Blackstone Block.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.
2. 1930 Boston City Directory.

177-99 State St.
76-96 Central St.ADDRESS McKinley Square COR. 177-99 State St.
76-96 Central St.NAME State Street Block
present originalMAP No. 25N/13E SUB AREA Custom House MarketsDATE 1858 Broad Street Poster
sourceARCHITECT Gridley J. F. Bryant Victorian Boston Today
source Mass. CharitableBUILDER Gardner Greenleaf (1789-1864) annals for 1864
sourceOWNER Long & Central Wharf Corp.
original presentPHOTOGRAPHS *202/4TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantileNO. OF STORIES (1st to cornice) five plus mansard & other
roof extensionsROOF hipped with various extensions cupola dormers 12 segmental archedMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) rock-faced concrete iron/steel/alum.BRIEF DESCRIPTION granite ashlar
22 X 12 bay Italianate structure featuring rusticated piers at storefront level which stretch upward into columns, dividing facade into 6 major units. Granite sill courses emphasize horizontal, counteracted by decreasing height of windows at each level. All openings have keystone segmental arches. Projecting bracketed cornice. McKinley Sq. facade has 4-bay projecting pavilion surmounted by arched gable pediment containing sculpture of globe encircled by ring.EXTERIOR ALTERATION minor moderate (drastic) Roof-line destroyed; missing 16
units toward water.CONDITION (good) fair poor LOT AREA 23.074 sq. feetNOTEWORTHY SITE CHARACTERISTICS Occupies entire block facing Custom House.Highly prominent site in McKinley Square.

SIGNIFICANCE (cont'd on reverse)

Massive structure architecturally significant as only remaining granite warehouse ^{within survey area} known to be by this prominent Boston architect, as well as one of only handful of such buildings standing which typify area's ambience in 1850s & 60s. Historically significant as example of type of large scale granite construction characterizing Boston, which became available after opening of Solomon Willard's Quincy quarries in 1826 & his development of mechanical hoist & sponsorship of pioneer railroad. Also reflective of Boston's golden era as seaport.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	x	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

In 1850, Boston Harbor bordered India St. in front of Custom House. Shortly thereafter, a portion of wharf area was filled in, State & Central Streets lengthened, & State Street Block erected with Atlantic Ave. forming border at harbor. 100 years later, the S. E. Expressway sliced through it, razing 3/4 of block & destroying the function of its location by separating it from the harbor.¹ The building, still "distinguished by the powerful, functional simplicity of its handsomely proportioned masonry facade,"² is now severely amputated, its once long, uniform roof-line broken by various renovations. Before 1884, the granite extension was added to 2nd unit; c. 1910-15, copper mansard added to 1st unit; and after 1920, a fire occurred in 3rd unit and 2 more additions made.¹

Built by Long & Central Wharf Corp. who divided site into 16 lots, sold them at public auction, & "required that each purchaser erect one store, or bay, of the building designed by Bryant."¹⁰ Certain specifications were made, most notable of which "required that the granite to be used for the sidewalk & facade of each bay must be purchased from the Corporation & erected according to the architect's plan."¹⁰ The earliest known occupants are listed in the 1864 Boston Almanac as Hardy & Co., commission merchants, at #181; Birchard & Torrey, grocers, at #183; and J.D. & M.W. Williams, liquors, at #187.

Gridley J.F. Bryant (1816-1899), son of engineer Gridley Bryant, trained in office of Alexander Parris, and probably enjoyed largest & most lucrative practice in Boston.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

1. Located within National Register Custom House District.
2. Recommended for designation as Boston Landmark.

*city. Downtown Boston of 1850s-70s was Bryant-built city. Of his 152 buildings destroyed in Great Fire of 1872, he was commissioned to rebuild 111. Among his other known designs are Old City Hall (with Arthur Gilman), the City Jail, Mercantile Wharf, and 20-36 Commonwealth Ave. in the Back Bay.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Student paper for Prof Seckler on file at Harvard U., Carpenter Center. illus.
2. Progressive Architecture, v. 39, June, 1958, pp. 117-8, & Aug., 1958, pp. 105-6. illus.
3. Mass. Charitable Mechanic Assn. Annals for 1864, p. 71.
4. National Register Supplement
5. Kirker, Harold, Boston After Bulfinch, 1964, pp. 56, 66, & pl. XX.
6. Ross, Marjorie Drake, Book of Boston, Victorian Period, 1964, pp. 92-3. illus.
7. Producer & Builder, Jan. 1, 1895, p. 5.
8. Harrell, Pauline Chase & Margaret Supplee Smith, Victorian Boston Today, 1975, p. 1.
9. Boston Illustrated, 1878, p. 87. excellent illus.

10. Ryan, John Morrill, Boston's Granite Architecture c. 1810-1860, 14 + 2, Ph.D. Thesis for B.U. Graduate School, pp. 104-5.
11. Boston Picture file, B.P.L., Fine Arts Section.
12. BPL Print Dept., "A.H. Folsom Street views," c. 1900. Excellent photos.
13. of State & Central St. facades.

streets, and is of a uniform depth of 125 feet. The walls are laid in rough granite ashlar. The stores have each five stories and a double attic above the street, and the height of the buildings from the street to the crown of the roof is about 92 feet. The general appearance of this block of fifteen stores is of extreme solidity. The excellence of construction was proved by fire but a week after the great conflagration of November, 1873, when one of these stores, filled with exceedingly combustible material, was wholly destroyed without doing injury to the stores on either side.

Many other wharves in Boston besides Long Wharf are covered with solid and capacious warehouses, though this State Street Block is the largest and most elegant of all. The visitor in the city will find agreeable occupation for many a leisure hour in wandering about the wharves, where there is, under the revival of commerce in Boston, a perpetual scene of activity. The most important wharves in Boston proper beside Long Wharf are those in the immediate vicinity of State Street, — especially Central, India, and T Wharves,

where most of the large steamers in the coasting trade arrive, and whence they depart. Atlantic Avenue, which has become an important channel of communication between the several wharves, passes directly across the foreground of our view of State Street Block. This avenue was laid out

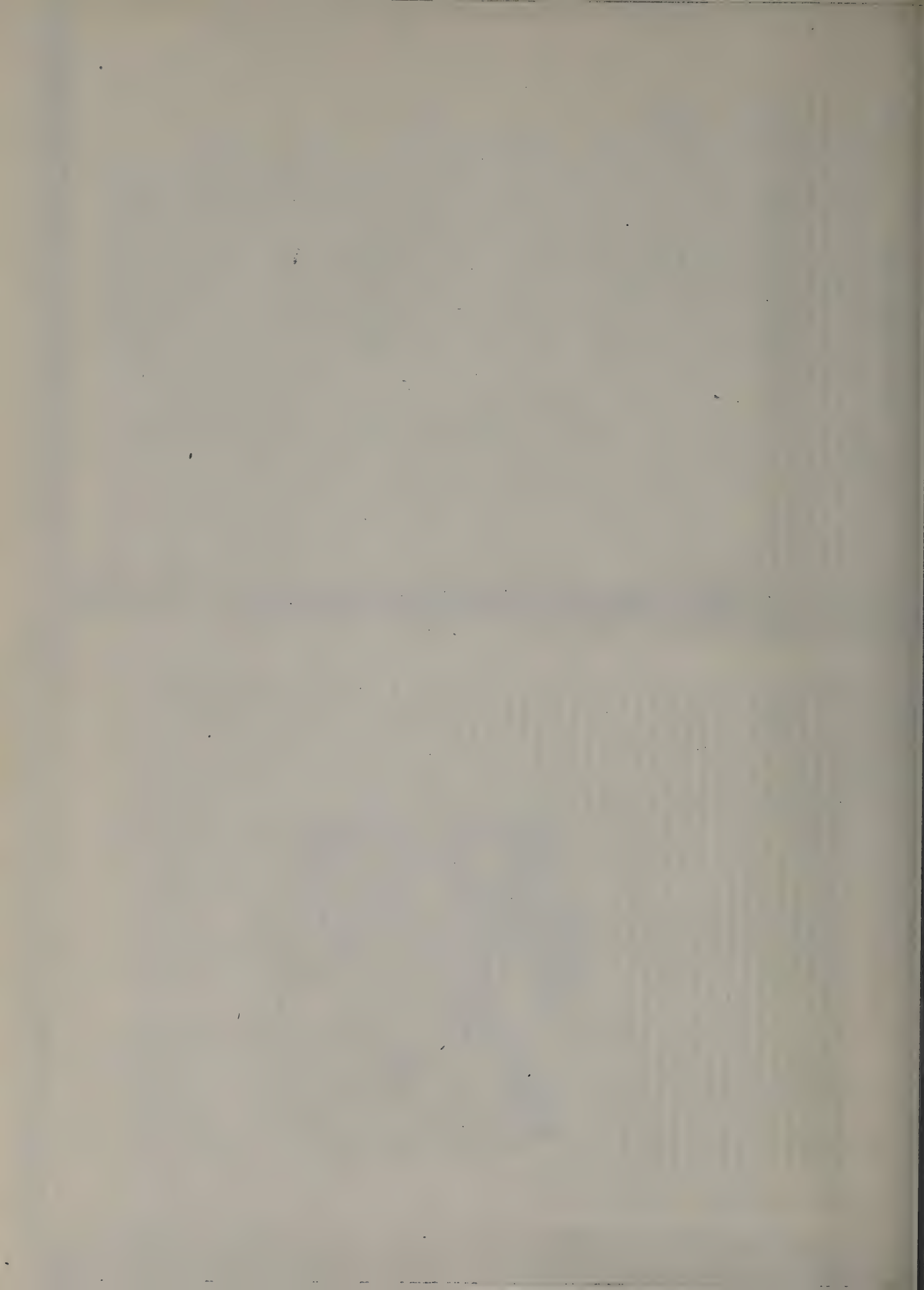
several years ago. It is a broad and well-paved street, which is almost entirely given up to the heavy drays that transfer freight

State Street Block.

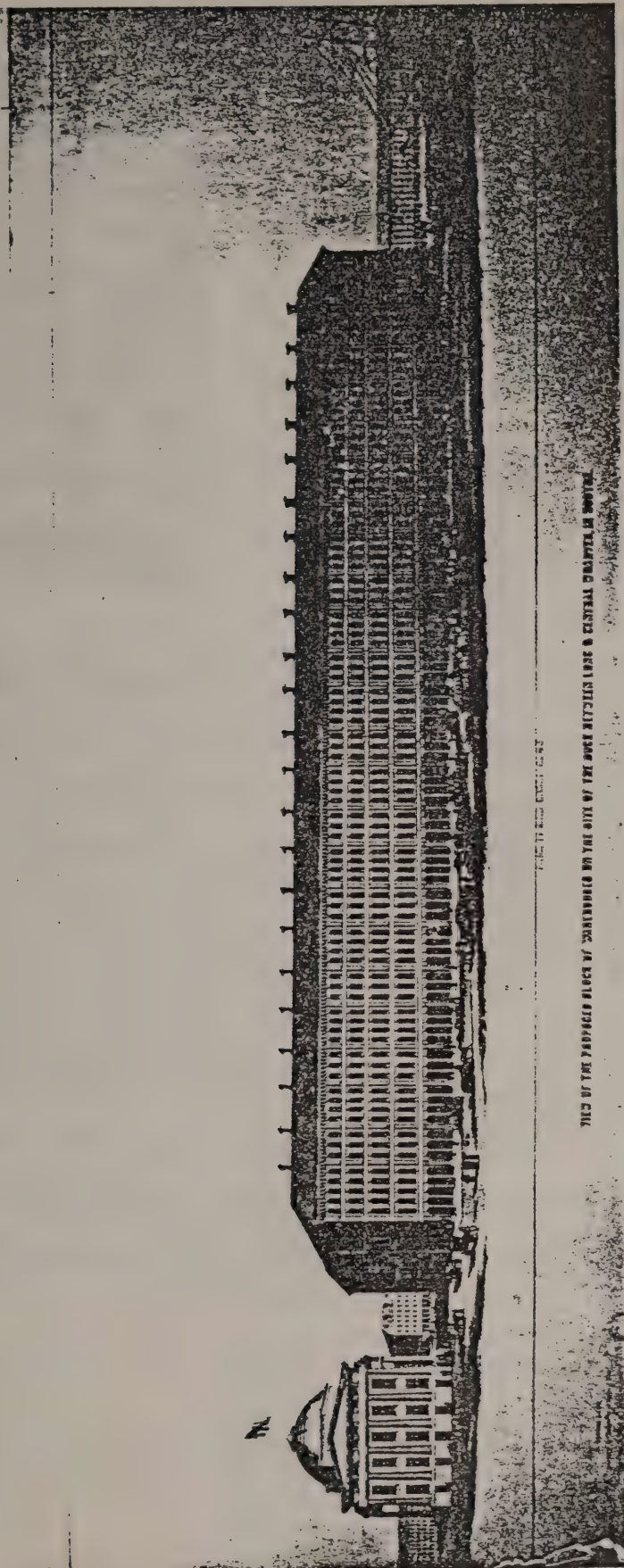
from wharf to wharf, or from vessels to the business warehouses. Through its centre runs the Union Freight railroad, which unites by a short and easy route the northern and the southern railway lines. The line reaches from the Lowell Railroad freight station, on Lowell Street, to the Old Colony, on Kneeland Street. This company owns no rolling-stock whatever, and its sole

office is to transfer freight-cars from one line to another, or from the railroads to the wharves. This is done chiefly or altogether by night, and thus the regular traffic is not interfered with in the least. By the use of this line it has been made possible to load vessels at the large wharves directly from cars brought into the city over railroads that have no deep-water connection in the city proper. The Old Colony Railroad Company now operates it under a lease.

McKinley Square



4127



THE HOUSE OF REPRESENTATIVES, WASHINGTON, D. C. (1900)



ADDRESS McKinley Square India St.
COR. State St.

NAME United States Custom House / same
present original

MAP No. 25N/13E SUB AREA Custom House/Markets

DATE 1837-1847 Hamlin⁴
tower: 1913-1915 source Nat. Reg. Nom. Form⁵

ARCHITECT Ammi Burnham Young Hamlin⁴
tower: Peabody & Stearns source Arch Forum⁵

BUILDER Gardner Greenleaf Annals²
source

OWNER U.S. Government
original present

PHOTOGRAPHS 265/2, *265/3, 265/4-80.

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices

NO. OF STORIES (1st to cornice) 2 plus 16 story office tower

ROOF gable with 4 pediments cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick (stone) granite concrete iron/steel/alum.

BRIEF DESCRIPTION (in original form) Monumental Greek Revival style structure, combining low Roman dome
with Greek Doric order; cruciform plan, with 1 short
1 long axis. Set on high granite basement. Exterior remarkable for its 32 monolithic Doric
columns. Central hexastyle pedimented porticos, and pseudoperipteral porticos on flanking wings,
having engaged 3/4 columns separating each range of windows. Entries reached by broad flights
steps. Early 20th c. office tower in Class. Rev. style now rises from core of building, sur-
mounted by clock of reinforced concrete, marble & bronze. Rotunda most notable interior feature,
EXTERIOR ALTERATION minor moderate drastic ringed by 12 Corinthian columns supporting
drum of dome.

CONDITION (good) fair poor LOT AREA 17,068 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding, dominates square via its monumental
massing. Located in area of other highly significant structures.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as only extant Boston work by eminent architect, as well as most highly developed Greek Revival edifice remaining in Boston, and rare example of major granite structure erected prior to 1850s, designed & built as freestanding structure equally impressive from all view points. Also important as Boston's tallest building for many years because of its office tower addition by another prominent Boston architectural firm. Historically significant as structure rich in associations with Boston's life as seaport, reflecting her emergence as number one U.S. port during first half of 19th c.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	x	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Monumental in size & scale, its Architectural formality suited its site, for it stood at the of State St., between Boston's financial spine & the sea; ¹ for a decade, until State St. was erected and ² cut off its vista to the sea, it remained the visual fulcrum of Boston's wa front. ¹ Erected by Gardner Greenleaf, who later built State St. Block. ² Subject of great troversy even before its completion, invoked in part because of such great expense (slightly than \$1,000,000) for such high developed Greek Revival building. More architecturally basic controversy revolved around appropriateness of Greek Revival form for modern use; anonymous ticle published in 1844 ³ denigrated style as belonging to another age, & objected to conces of building's functions required by strict use of historical forms. Contrast of Edward C. Ca brownstone Boston Athenaeum in Renaissance Revival Style, also completed in 1847

Ammi Burnham Young (1798-1874) was native of Lebanon N.H. Little is known of his educat or architectural training; may have learned construction from his father & architectural deta from contemporary copy books, & possibly studied under Alexander Parris in Boston. 1st Super ing Architect of the Treasury Dept. Among his various works in N.E. were Thornton & Wentwort Halls at Dartmouth College, Old Court House at Worcester, Mass., surviving as left wing of p sent structure, & Court House at Lowell, Mass.

Increasing needs in early 20th c. resulted in search for new site for a Custom House. Government appropriation of \$1,800,000 not considered sufficient to purchase suitable site & erect new building, so decided to use old structure as base. Peabody & Stearns (Exchange Bld Boston Post/Birthplace of Franklin, Albany Bldg.,) designed 495 foot office tower, for as

Preservation Consideration (accessibility, re-use possibilities, capacity (Federally for public use and enjoyment, protection, utilities, context) (owned building,

Recommended for designation as Boston Landmark.

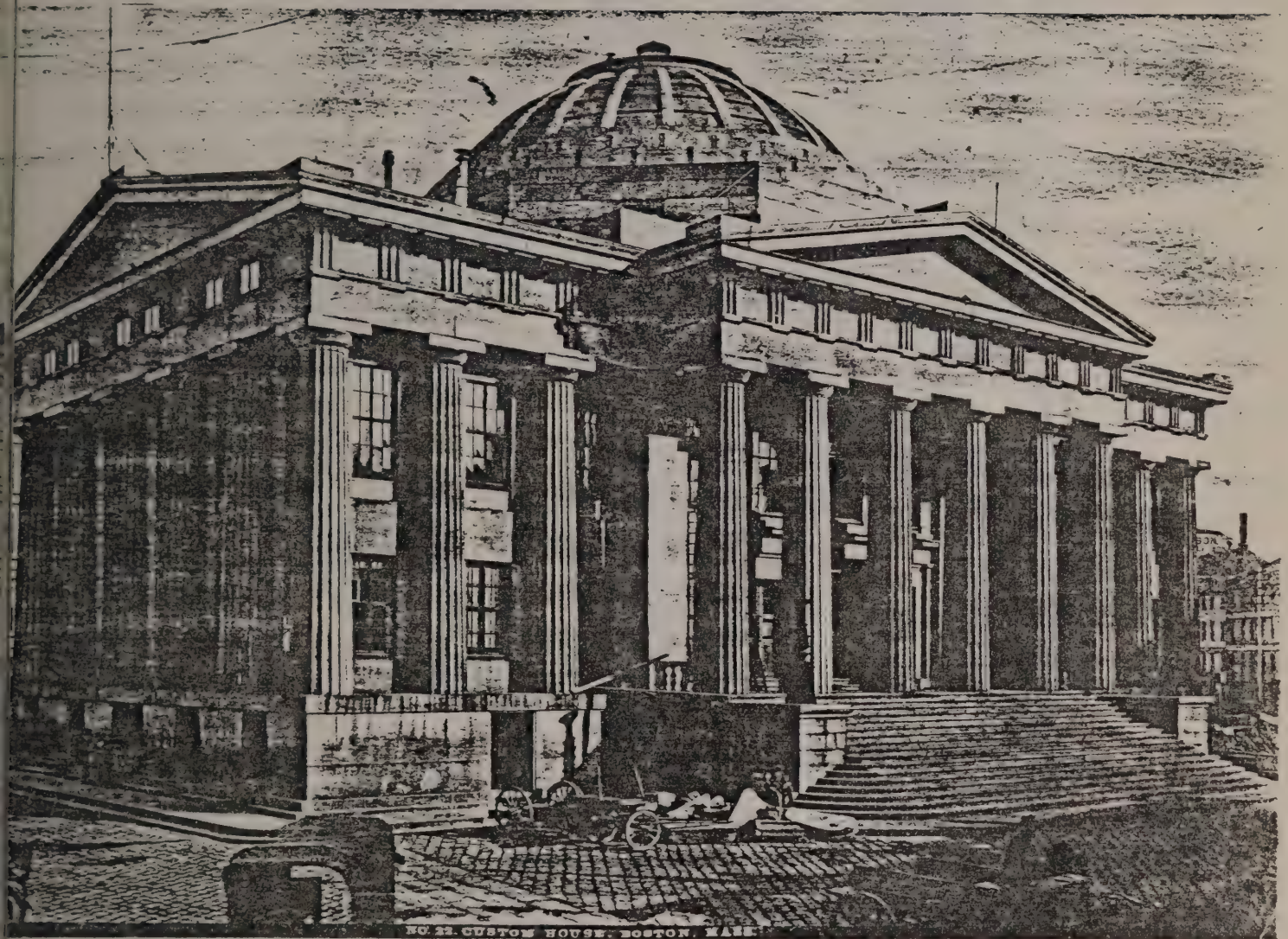
Located within National Register Custom House District.

was not bound by city's 125 height restriction. Remaine tallest building in Boston many years.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

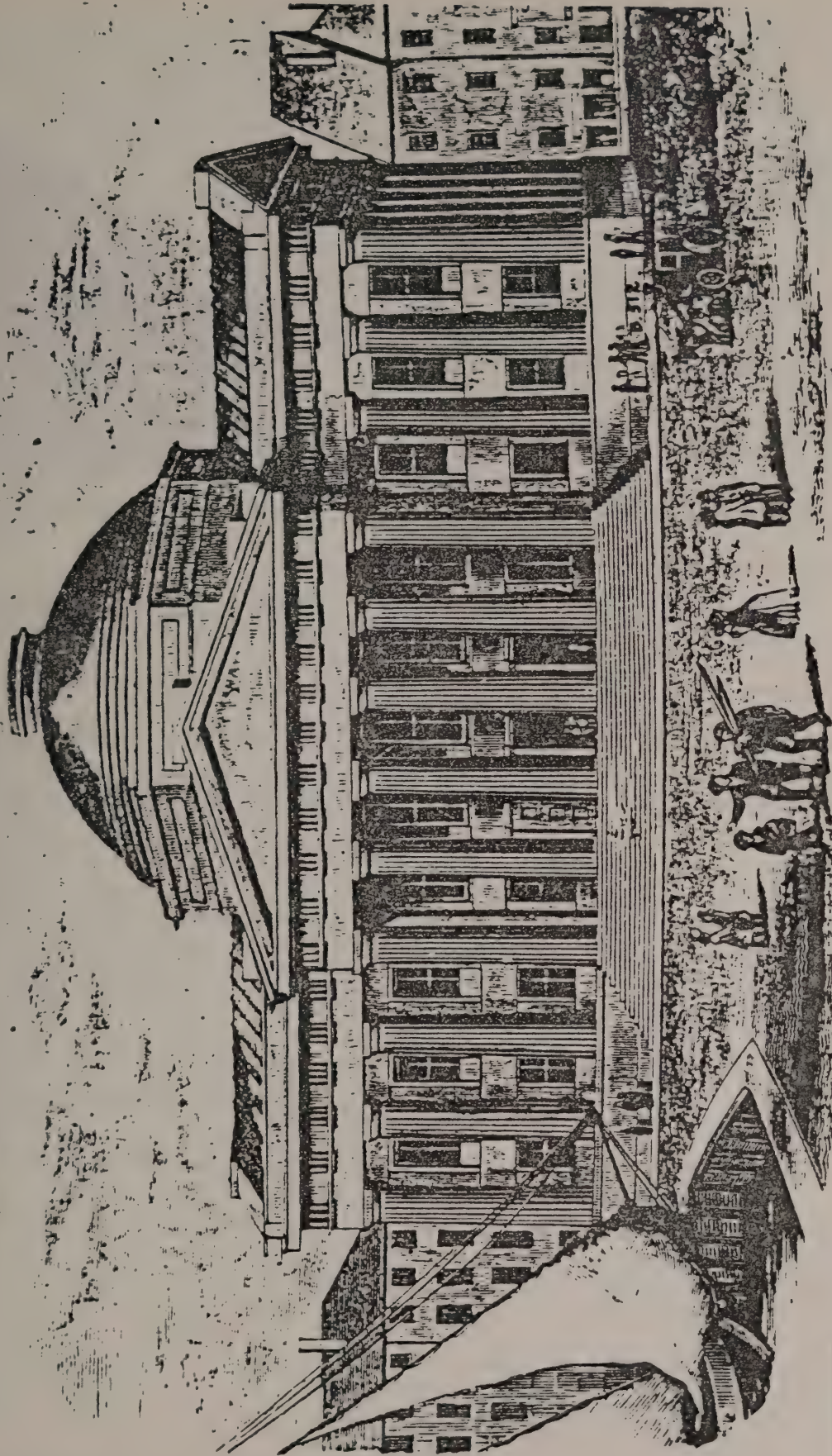
1. Bryan, John Morrill, Boston's Granite Architecture, c. 1810-160, unpublished Ph.D. dissertation, Boston University, 1972. Boston Public Library, Fine Arts Reference.
2. Annals of the Massachusetts Charitable Mechanic Association, 1795-1892, 1892, P. 7
3. North American Review, April, 1844.
4. Hamlin, Talbot, Greek Revival Architecture in America, 1944, pp. 106-7. pl. xxv.
5. Architectural Forum, 1919, v. 30, p. 879.
6. Bacon, Edwin M., Guide Book of Boston, 1916, p. 11 & 46.
7. Bostonian Society Photo File, "Custom House-India St.," excellent early photo.
8. Withey, H. F. & E. R., Biographical Dictionary of American Architects (Deceased), 1
9. Extensive bibliography in Boston Buildings File, B.P.L., Fine Arts Reference.

McKimley Square.



NO. 22. CUSTOM HOUSE, BOSTON, MASS.

Bosnian Society photo file



Be fast action

ADDRESS 6-24 Medford St COR.

NAME _____

present
26N/13EoriginalMAP No. 27N/13E

SUB AREA No. Station

#6-10 and #20-24: 1883-1890 (Atlas)

DATE #14-18 : 1902-1908 (Atlas)

source

ARCHITECT _____

source

BUILDER _____

source

OWNER Torrey & Bowker/originalpresentPHOTOGRAPHS 6 4/6, 4/4 * .80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) prob. manufacturing or warehouse usesNO. OF STORIES (1st to cornice) 5 plus _____ROOF flat cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone trim concrete iron/steel/alum.
lateBRIEF DESCRIPTION Row of 3 virtually identical, 19th century commercial buildings of 9, 12 and 9 bays. Storefronts are generally intact and feature stone or cast iron piers and a continuous stone lintel. Levels 2-4 have segmental arched windows, many with original 12/12 sash, with stone sills and brick hood lintels with stone drops. Top story windows have stone sills and 8/8 sash. Brick corbel cornice, copper gutters, and rooftop utility EXTERIOR ALTERATION minor moderate drastic (minor storefront & sheds. sash changes)CONDITION good fair poor _____ LOT AREA 18,110 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

This row of three late 19th century utilitarian brick structures is not individually distinctive but forms the key element in the visually unified Medford streetscape.

Atlases indicate conclusively that the side sections at #6-10 and #20-24 were constructed between 1883 and 1890 and the center section between 1902 and 1908, probably for manufacturing or warehouse use. In 1898,

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

#6-10 was occupied by the Tufts Meter Company.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1883, 1890, 1902 and 1908 Atlases.

ADDRESS 22 Merchants Row COR. Corn CourtNAME 60 State Street - service entrance
present originalMAP No. 25N/13E SUB AREA Custom House *Markets*DATE _____
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER _____
original present

PHOTOGRAPHS _____

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential

NO. OF STORIES (1st to cornice) _____ plus _____

ROOF _____ cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION

Entrance to below-ground parking for 60 State Street, a descending ramp with brick side walls.

EXTERIOR ALTERATION minor moderate drastic _____CONDITION good fair poor _____ LOT AREA 2080 sq. feetNOTEWORTHY SITE CHARACTERISTICS Located between Pond and India Buildings.

SIGNIFICANCE (cont'd on reverse)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 28-36 Merchants Row COR. 1-11 Faneuil Hall Sq.

NAME Sanborn Building / Pond Building
present original

MAP No. 25N/13E SUB AREA Custom House/Markets

DATE 1853 1853 Boston Almanac
source (no permit)

ARCHITECT unknown source

BUILDER unknown

SOURCE

1874 Atlas
OWNER Moses Pond Estate
original present

PHOTOGRAPHS 19 6/1, *21 6/4 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to comic) two plus

RCOF none cupola dement

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum./vinyl
(Other) brick stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION 8x3 bay structure, extensively fire damaged, in Boston Granite Style, featuring original cast iron storefront. Remaining 2nd level consists of trabeated system of granite piers & lintels.

EXTERIOR ALTERATION minor moderate drastic loss of upper 4 stories
extensive

CONDITION good fair poor fire damage LOT AREA 5541 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Freestanding structure, contributing to

historic unity of surrounding area; faces market buildings. Square facade has same granite treatment as major facade.

SIGNIFICANCE (cont'd on reverse)

Although recently having suffered extensive fire damage, the Pond Building is one of the few remaining examples of the Boston Granite Style, characterized during this period by its Greek Revival trabeated granite slab construction. Revealing the influence of Alexander Parris' Faneuil Hall Markets, it is representative of the dominant commercial facade in Boston from the 1830s until the Great Fire of 1872. Furthermore, it contributes significantly to the period ambience

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)
of the market place area.

Built for the clothing concern of John Gove & Co., the company first advertized its removal in 1853 to "their new & spacious store at 28, 30, 32, 34, & 36 Merchants Row. "Exhibiting to the trade one of the most extensive & varied stocks of ready made clot and furnishing goods to be found in this country," they characterized themselves as "one of the leading houses in our line of business."² By 1877, the Pond Building was occupied by a variety of concerns: fruits, flour, cork, a barber, a paper warehouse, dining saloon, tea sample room, & the offices & composition room of the N.E. Farmer. The 4th-7th floors were vacant.²

one of
Once Boston's tallest structures, the Pond Building originally stood 6 stories high, capped by an unornamented granite cornice & hipped roof with flat-roofed dormers. ** Its vertical massing was emphasized by the rectangular fenestration graduated in height at each floor, and balanced by the horizontal projecting sill courses. Fire gutted the building on Nov. 18, 1979, reducing it to 2 stories. A partial reconstruction is anticipated.

**along with what appears to be wrought iron cresting at eaves.²

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Extensive fire damage, reducing building to 2 stories & gutting it. Partial reconstruction anticipated

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1853 Boston Almanac, illus.
2. Bostonian Society Photo File, an 1855 directory illus.
3. Whiting, John, A Schedule of Boston Buildings & Their Occupancy, 1877; BPL, Fine Arts Section.
4. Rice-Mank Collection, Bostonian Society, proposed alterations, 1933; several floor plans.
5. 1923 Map of Office Buildings; BPL, Fine Arts Section.
6. SPNEA Stereo File, "Boston Streets - M," 19thc. view down Merchants Row.
7. Harrell, Pauline Chase & Margaret Supplee Smith, Victorian Boston Today, 1975, p. 1.
8. Atlases of Boston Proper.



JOHN GOVE & COMPANY'S CLOTHING HOUSE,

Nos. 28, 30, 32, 34 & 36 Merchants Row, and No. 1 Market Square,

In the Six Story Granite Block,
Between Faneuil Hall & State Street,



BOSTON.

We are now prepared to exhibit to the trade one of the most extensive and varied stocks of
Ready-Made Clothing and Furnishing Goods,

To be found in this Country.

We flatter ourselves, from our long experience in the business, that we are well acquainted with the wants of the Trade ; and from our great facilities and variety of Stock of our own Importation and Manufacture, trust we shall still continue to be recognized as one of the leading Houses in our line of Business.

JOHN GOVE & CO.

1855

EV 330

Bostonian Society photo file



ADDRESS 7-11 Merchants Row COR.

NAME	present	original

MAP No. 25N/13E SUB AREA Custom House/Markets

DATE 1905 permit 3-30-1905
source

ARCHITECT Stephen Codman permit
 source

BUILDER T.J. Farquarson W
SOURCE

Paul Barron Watson &
OWNER George A. Winslow, Trustees

original present

PHOTOGRAPHS 26 1/5 * 34 1/4 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF flat cupola domes

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick commonstone granite concrete iron/steel/alum.
with Flemish variation

BRIEF DESCRIPTION 5 bay pseudo-curtain wall commercial structure with trabeated granite storefront & long flat guaged relieving arch over lintel. Upper stories feature bands of windows ranging unbroken across facade. Recessed panels below 3rd & 4th story windows. Corner piers project above corbelled cornice, terminating in corbelled caps. Rear facade similar.

EXTERIOR ALTERATION minor moderate drastic storefront

CONDITION good fair poor LOT AREA approx 1399 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Sited adjacent to both small-scale early 19th c.
structures, and larger-scale, late 19th c. elevator office buildings.

SIGNIFICANCE (cont'd on reverse)

Structure is fine example of small, early 20th c. commercial style, clearly designed in response to its Greek Revival style neighbor at corner of Merchants Row & Chatham St., and contributing to the market place ambience.

Renovated by the BRA between 1971-1974 in conjunction with 15-21 Merchants Row; photographic evidence shows that the original upper story treatment was maintained. The trabeated granite storefront, however, appears

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

incongruous & looks new; in this area the photographic evidence is unclear. The pier may have been added to create a unified facade. The brickwork between the relieving arch & 2nd story windows is new.

The earliest known occupant was Joseph J. Mahoney & Co., retail liquors, located there in 1906. By 1930, the building contained a tea packing Co., restaurant, & shoe manufacturer.

Stephen R.H. Codman was a Harvard graduate and from a prominent Boston family, who "despite his great wealth had devoted his time and talent to architecture and studies at home and abroad."¹ Located in the directories from 1895-1935, his office was in the Studio Building. Other designs by Codman in the CBD survey area are those at 105 119 Merrimac St., 136-142 and 166-174 Portland St., and the Pelham Building. Along with Constant Desire Despradelle, he designed Peter Bent Brigham Hospital.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Commercial and Financial New England, 1896, p. 253; Bostonian Society.
2. SPNEA Photo File, "Photographic Views, Boston Subway Construction: Greenline," 1900. Photo pictures first 3 bays.
3. Boston Directories.
4. Building Dept. Records.

ADDRESS 15-21 Merchants Row 45-47 Chatham St.

NAME present original

MAP No. 25N/13E SUB AREA Custom House/Markets

DATE c. 1826-30 estimate
source (no permit)

ARCHITECT unknown source

BUILDER unknown source

1874 Atlas #15: David Greenough heirs
OWNER #17-21: George O. Thorndike
original present

PHOTOGRAPHS * 26/6-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF hip & pitched cupola dormers One-modern

MATERIALS (Frame) clayboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick common stone granite concrete iron/steel/alum.
& stretcher

BRIEF DESCRIPTION Two adjacent brick structures, 3 bays and 5x8 bays, in Greek Revival style. Trabeated granite storefront, the Chatham Street piers consisting of wide, stacked granite blocks. One bay curved corner, recessed a header's width into facade. Rectangular fenestration with granite sills & lintels painted brown. Some iron tie rods with star caps. Corner building has hipped roof.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA approx. 3100 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Corner site; contributes to early 19th c. market area. Faces rear of South Market Building.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as relatively uncommon and generally intact type of building originally characterizing area around Quincy Market. Designed in the Greek Revival style, it is characterized by the granite trabeated storefront first used in Boston by Uriah Cotting in his 1810 Custom House. Historically, it represents the type of development that sprung from & clustered around the 1826 Quincy Markets, known as Boston's first example of re-development. This area around Chatham St.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

contained predominately country produce, grocers, fruits & nuts.

The earliest known occupants appear in the 1858 Boston Almanac, when N.D.V. Taylor & Co., fruits, and H. Currier, produce, were located at #13-15, and Walker & Brother, merchants & importers of cargoes from exotic locations, and Reed & Forbush, fruits, could be found at #17-21.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1874 Atlas of Boston Proper
2. 1858 Boston Almanac
3. Whiting, John, A Schedule of Boston Businesses and Their Occupancy, 1877, BPL, Fine Arts Section.

ADDRESS 58-66 Merrimac COR.NAME J.A. Langione Funeral Home
present originalMAP No. 26N/12E SUB AREA No. StationDATE 1951 Building permit 12/11/1951
sourceARCHITECT Geo. R. Marshall (permit) .
sourceBUILDER _____
sourceOWNER Joseph A. Langone/
original presentPHOTOGRAPHS 2 1/4 * 80TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) funeral chapels and morgueNO. OF STORIES (1st to cornice) 2 plus _____ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) (stone) concrete iron/steel/alum.

BRIEF DESCRIPTION Modern commercial building with permastone first floor and tan brick second floor, center recessed entrance. Appears to have been a rear addition to an earlier 20th century building on Chardon which has since been demolished

EXTERIOR ALTERATION (minor) moderate drastic _____

CONDITION good (fair) poor _____ LOT AREA not on map sq. feetNOTEWORTHY SITE CHARACTERISTICS Part of redevelopment site

SIGNIFICANCE (cont'd on reverse)

Detracts from the streetscape

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

105-119

ADDRESS Merrimac St. COR. 16-18 Lancaster

NAME

presentoriginalMAP No. 26N/12ESUB AREA No. Station DATE 1900

Building permit

sourceARCHITECT Stephen Codman (permit)sourceBUILDER John Jacobs & Son (permit)sourceOWNER Charles P. Curtis/originalpresentPHOTOGRAPHS 1 4/5* .80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) "light manufacturing" (permit)

NO. OF STORIES (1st to cornice) 6 plus ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) (brick) red stone concrete iron/steel/alum.

BRIEF DESCRIPTION Polygonal turn-of-the-century commercial style building with classical accents, 11 bays on Merrimac (1-3-3-3-1) and 8 on Lancaster (1-2-2-2-1) with additional bay at truncated corner. 2-story storefront, 3-story arcade (levels 3-5) formed by wide brick piers which meet in segmental arches, and top story of small rectangular windows alternating with brick panels. Corbel cornice.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 3960 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Narrow, basically triangular site at V-shaped intersection.

SIGNIFICANCE (cont'd on reverse)

105-119 Merrimac is a good example of its style which contributes to the streetscape, is largely intact, and is particularly notable for its narrow, polygonal shape. The building was constructed to house light manufacturing and was designed by Stephen Codman, the architect of a number of other CBD & North Station buildings including 134-142 and 166-174 Portland, 81-83 Essex, 7-11 Merchants Row and 216-246 Causeway (with Constant Desire Despradelle).

Moved; date if known _____

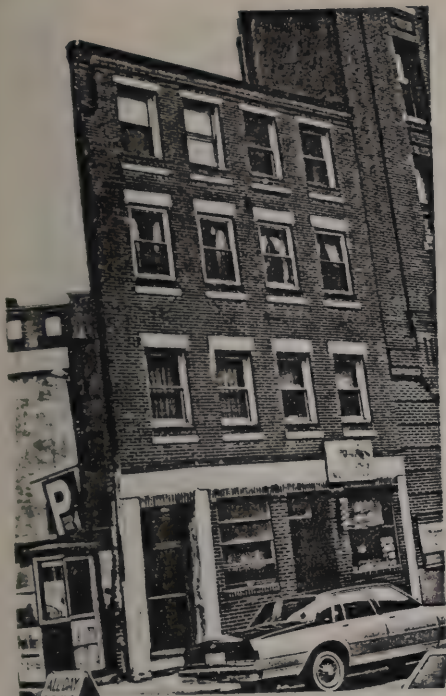
Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)
Part of suggested "Bulfinch Triangle" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 123-125 Merrimac
22 Lancaster COR.

NAME
present original

MAP No. 26N/12E SUB AREA No. Station

DATE c. 1840-50 style (no permit)
source

ARCHITECT
source

BUILDER

1874 Atlas Owner: source
 OWNER Leonard Spinney/
original present

PHOTOGRAPHS 1 4/4 * 80 (Merrimac side)

TYPE residential single double row 2-fam. 3-deck ten apt.
non-residential combined use?

NO. OF STORIES (1st to cornice) 4 plus
 gable across

ROOF (slight pitch) cupola corners none

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Two small-scale 19th century common bond brick buildings adjoining at the rear wall. The Merrimac facade is 4 bays wide and has a modern brick storefront, rectangular sills and lintels, and a simple brick band at the roofline. Window openings have been altered slightly to accommodate 1/1 sash. The Lancaster facade is 3 bays wide and has been stuccoed.

EXTERIOR ALTERATION minor moderate drastic storefronts, windows, stuccoing

CONDITION good fair poor LOT AREA 1532 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Lot extends through the block with facades on Merrimac and Lancaster. Vacant lot to north.

SIGNIFICANCE (cont'd on reverse)

Back-to-back brick row buildings probably dating from the first phase of development in the North Station area, c. 1840-50. The buildings have been altered, and even when built were not individually distinctive. Also the street context has been lost, as surrounding buildings are larger and later in style.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

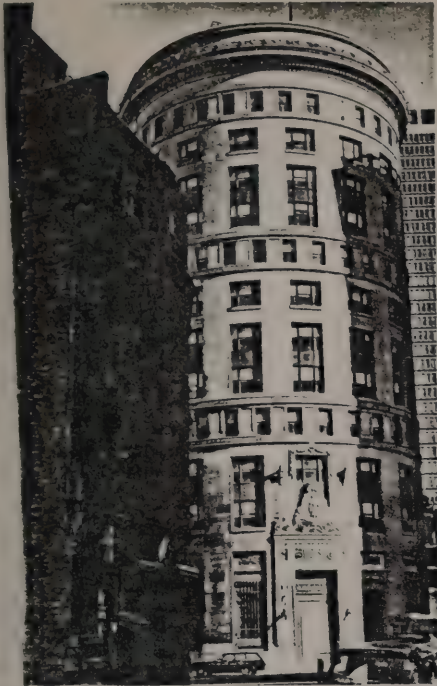
In 1877 the four stories on the Merrimac side were occupied by A.M. Vance & Co,dealers in doors, sashes and blinds.(new and second hand)¹

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Part of suggested "North Station" National Register District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. John Whiting, A Schedule of the Buildings and Their Occupancy...(18



ADDRESS 110-114 Milk St. COR. 1-11 Batterymarch
70-72 Kilby
Liberty Square
 NAME Samuel Appleton Building (same)
present original
 MAP No. 25N/13E SUB AREA Financial
 DATE 1924-26 Building permit 2/28/1924
source
 ARCHITECT Coolidge & Shattuck (permit).
source
 BUILDER (can't read on permit)
N.E. Trust Co, source
Trustees for Employers
 OWNER Liability Assur. Corp /
original present
 PHOTOGRAPHS 3 1/4 * 80, 28 1/2 * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) offices

NO. OF STORIES (1st to cornice) 13 plus
 ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick (stone) limestone concrete iron/steel/alum.

BRIEF DESCRIPTION Monumental freestanding Classical Revival office building, total of 20 bays along curved facade and 7 on Milk. Liberty Sq. entrance accented by stone entablature with shallow, free classical ornament incl. large medallion w/ goddess & shield inscribed "In Omnia Paratus." "Samuel Appleton Building" inscribed on band above level 2. Banding

serves to divide bldg. horizontally into thirds. Stone dentil cornice

EXTERIOR ALTERATION (minor) moderate drastic and parapet ornamented with lions heads & palmettes.

CONDITION (good) fair poor (vacant) LOT AREA 13,557 sq. feet

Freestanding,

NOTEWORTHY SITE CHARACTERISTICS irregularly shaped building which curves
at Liberty Square. Main entrance to first floor business offices is at
Liberty Square. entrance to elevator lobby is on Milk St.

SIGNIFICANCE (cont'd on reverse)

The Samuel Appleton Building is significant as one of the city's finest examples of the flat Classical Revival style of the mid-1920's, notable for its intact quality (both exterior and interior), bas relief detailing, unusual curved shape and commanding street presence. The building was designed by a leading Boston architectural firm and served for nearly 50 years as the headquarters for one of the major insurance companies in Boston.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Erected for the Boston branch of the London-based Commercial Union (C.U.) Assurance Co., the building is named for Samuel Appleton, the first general agent and later head of the company in Boston. Appleton was born in New York 1846 and began his career in insurance at age 16.¹ He was president of the Manufacturer's Fire and Marine Insurance Co. from 1882 to 1886, when the firm was financially devastated by a major fire. Appleton then became the first general agent for the Employer's Liability Assurance Corp. Ltd, a division of C.U. In 1886 the company introduced into the U.S. the first employers' liability policy, a forerunner of workman's compensation. In 1899, C.U. wrote its 1st liability policy.² Under Appleton's leadership, the Boston firm became one of the leading liability insurance companies in the nation. At his death a few months before the building opened in 1926, Appleton was chairman of the board of the 3 major divisions of C.U.: Am. Employer's Insurance Co, Employer's Liability Assurance Corp. Ltd of London and Employer's Fire Insurance Co.

Special features of the building included a hospital on the 3rd fl. and suites of executive offices on the top floor with wood paneling & fireplaces. The 6th floor was used for files and remainder of the building for clerical staff.³ Fine detailing on the main business floor & executive offices was intact as

Chas. A. Coolidge (1858-1936), one of Boston's more eminent architects, (1) was co-founder of the firm of Shepley, Rutan & Coolidge, successors to the practice of H.H. Richardson. Some years after the death of the partners, Coolidge

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context) (cont. be

- Suggested for further study as possible Boston City Landmark
- Part of suggested "Exchange" National Register District. (also eligible for individual listing.)

Present status: C.U. remained at this address until 1973, when it moved to its present bldg. at One Beacon. Bldg. was occupied by Stone & Webster Engine from 1973-1975 & has since been vacant. Good candidate for readaptive use

*Significance (cont) took into partnership Geo. Shattuck, a draftsman in the office for many years. After Shattuck's death in 1925, Coolidge organized a new firm with Henry B. Shepley, Francis V. Bulfinch & Lewis B. Abbott.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Who's Who in New England, 1916.
2. C.U. Assurance Co. Review of U.S. Operations, 1978.
3. Boston Evening Transcript, 1/1/1924, p. 8.
4. Shirtsleeve Associates, One Liberty Square: Rehabilitation Proposal (B.U. graduate student project, 1977, copy at Boston Landmarks Commission)
5. Achievements of New England Architects..vol. 1, p. 170 (1927) (BPL)*
6. Architectural Record, July 1926, vol. 60, p. 59-61 (ext. photo, no text)

*ext. photo & names of contractors and suppliers

Achievements of New England Architects & Engineers (1927)



COOLIDGE & SHATTUCK, Architects, Boston
SAMUEL APPLETON BUILDING, BOSTON, MASS.



ADDRESS 120-122 Milk St. COR. 57-59 Broad St.NAME King Building same
present originalMAP No. 25N/13E SUB AREA Custom House/MarketsDATE 1894 permit 9-20-1894
sourceARCHITECT William Whitney Lewis permit
sourceBUILDER C.W. Cole "
sourceOWNER Franklin King
original presentPHOTOGRAPHS *21 4/5 -80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential officesNO. OF STORIES (1st to cornice) eight plusROOF flat cupola domersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone limestone & concrete iron/steel/alum.
yellow - common bond Medford Park granite

BRIEF DESCRIPTION Steel frame elevator office building in Romanesque Revival style, 2x2 bays with one corner bay. Stone base with double-arched entries off center in 1st bay of Milk and last of Broad, supported by Rom. Rev. columns. Half round engaged Rom. Rev. columns & pilasters serve as piers around building's corner. Rounded oriels with rectangular fenestration rise up height of building in entry & corner bays, flanking bays with large triple, double-hung windows. Rom. style carving at base of oriels. Stone lintel courses provide horizontal

EXCEPTOR ALTERATION minor moderate drastic balance to vertical massing. Arcaded 8th
CONDITION good fair poor LOT AREA 2839 level, with engaged Rom. Rev. columns, &
sq. feet (stone arcadedNOTEWORTHY SITE CHARACTERISTICS Responds to corner site. (corbelled cornice.

SIGNIFICANCE (cont'd on reverse)

An early Boston example of the steel frame "sky scraper" office building, and the earliest example of this type located on Broad St., the King Building also exemplifies the continued influence of H.H. Richardson on minor architects nearly a decade after his death. Historically, it reflects the beginnings of Boston's vertical development in the late 19th c. and the continued expansion of the CBD during that period.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

A contemporary Brickbuilder² noted that the King building solved the problem of a small corner lot by using a steel frame, thus eliminating space-wasting bearing wall along with the projecting bays which added considerably to the office space: 7 offices around the perimeter at each floor. To give the effect of a larger building a light-colored yellow brick was used, made especially for the building by the Pearth Amboy Terra Cotta Co. The steel frame was built by Boston Bridge Works.²

Built for Franklin King, in the arched entry spandrels on Milk Street is the carved inscription: "ANNO DOM - MDCCXCV - K." The handsome vestibule of the building survives intact, utilizing yellow marble mosaic laid with small tesserae, and having a semi-circular stairway with wooden handrail rising up the building's height.

William Whitney Lewis was born in Manchester, England in 1850, and worked as a draughtsman in the office of Cummings & Sears between 1868-76. Known primarily for his town house designs, a number of his works are located in the Back Bay, constructed in the late 1870s-early 1900s. Among this is a house for S.C. King at 476 Commonwealth Ave., built in 1900. The King Building is Lewis' only known downtown building design.

The original occupants of the King Building are unknown; by 1930 investment, real estate construction & lumber companies were located here, along with Warwick Lunch on the first floor. Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located in the National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Brickbuilder, vol. 5, no. 997, Feb. 2, 1895, photo of Exchange Club picturing steel frame of King Building.
2. 1896 Boston Directory, p. 2019, Adv. for Boston Bridge Works, illus. steel frame of King Building.
3. Brickbuilder, vol. 5, Jan. 1896, p. 3, pl. 2 & 5, elevation & plans.
4. 1923 Map of Office Buildings, BPL, Fine Arts Section.
5. Rice-Mank Collection, Bostonian Society, typical floor plan for 120 Milk St.
6. Boston Directories.
7. Building Dept. Records.



ADDRESS 146 Milk St. COR. India St.
73 Central St.
 NAME Central Wharf / same
present original
 MAP No. 25N/13E SUB AREA Custom House/Markets
 DATE 1816 Whitehill. Topographical
source History
 ARCHITECT/PLANNER Charles Bulfinch "
source
 BUILDER unknown source
 1874 Atlas E.L. Child (Central St. half)
 OWNER Jeffrey Richardson (Milk St. half)
original present
 PHOTOGRAPHS *20 7/5-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF hipped; slated cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick Indiana stone sandstone concrete iron/steel/alum.

St.: Flemish bond / side facades: common 5/1

BRIEF DESCRIPTION 6 (India) x 5 (Central & Milk) bay Federal commercial structure,
featuring later 19th c. cast iron storefront. Rectangular fenestration at upper levels,
characterized by sandstone sills & splayed brick lintels; windows gradually diminish
in height at each floor, those at 4th being small & square. Delicate denticular cornice,
missing or covered with metal on half of India as well as Milk St. facades. Tall end
chimneys. Granite lintel over Milk St. storefront.

EXTERIOR ALTERATION minor moderate drastic storefronts

CONDITION good fair poor boarded up LOT AREA 2384 sq. feet
vacant &

NOTEWORTHY SITE CHARACTERISTICS Located in McKinley Square, adjacent to other

highly significant 19th c. structures. Incorporated into freestanding block.

SIGNIFICANCE (cont'd on reverse)

Central wharf architecturally significant as
 probable design of nationally known architect,
 Charles Bulfinch, as well as being the only remaining
 building portraying the hipped roof & tall chimneys
 exemplifying Boston's early 19th c. wharf architecture.
 It is also significant via its prominent siting in
 McKinley Sq., adjacent to other highly significant
 structures, all of which exemplify evolution of 19th
 c. commercial architecture. Historically significant
 as representing the completion of the last segment
 of the Bulfinch plan to renovate the waterfront

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	x	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

area, thereby contributing to Boston's transformation into one of the leading centers of trade and commerce in U.S. during the first half of 19th c.

Located at head of what was once Central Wharf, structure known as "Jenny Building" is one of only 8 adjoining buildings which remain of original 54 building row extending to today's site of N.E. Aquarium. As Shubael Bell wrote in 1817, "the completion of this undertaking, unparalleled in commercial History, is a proof of the enterprize, the wealth, and persevering Industry of Bostonians."¹ All of the attached bays were 4 stories high, capped by ridged roofs. Above the center of the row was an octagonal cupola, the local landmark for both ships & pedestrians, & used by Semaphore Telegraph Co. to signal arrival of ships. In 1868, the filling of Atlantic Ave. plowed through the middle of Central Wharf leaving only this portion to survive into the 20th c.

Charles Bulfinch (1763-1841) was educated at Harvard, and traveled to Europe in 1785. Highly influenced by English architects Robert Adam and William Chambers, he returned to Boston and applied Neo-Classical vocabulary to his design commissions. He was largely responsible for changing architectural face of Boston, not only through own designs, but also through influence on other architects and builders. Among Bulfinch's most well-known projects are the Mass. State House, 3 Harrison Gray Otis houses, and Broad St. Project.

According to the 1858 Boston Almanac, the occupants of Building No. 1 of Central Wharf were Dana Bros., commission merchants, S. Bigelow, transportation agent, & Knowlton & Beal, W.I. goods.

Included in the National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Whitehill, Walter Muir, Boston: A Topographical History, 1968, pp. 86-8, illus.
2. Kirker, Harold, The Architecture of Charles Bulfinch, 1969.
3. SPNEA Photo File, "India St.," undated photo.
4. 1858 Boston Almanac.
5. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877.
6. Boston Sunday Globe, Jan. 16, 1977, p. D1, article by Anthony Yudis.
7. Broad Street Poster
8. Print Dept., Boston Public Library, "Dover- Boston Retail Financial," photo c.1915 of 1st two buildings of Central Wharf.

146 Wick St.



Central Wharf - Spunna photo file.



ADDRESS 150 Milk Street ^{OPP.} 75 Central St.
NAME Central Wharf / same
present original
MAP No. 25N/13E SUB AREA Custom House/Markets
DATE 1816 Whitehill, Topographical History
source
ARCHITECT/PLANNER Charles Bulfinch "
source
BUILDER unknown
source
1874 Atlas
OWNER M.E. Dodge
original present
PHOTOGRAPHS * 20²/₆-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) five plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone sandstone concrete iron/steel/alum.
common bond 5/1

BRIEF DESCRIPTION 3 bay Federal style commercial structure with added 5th story.
Early granite storefront lintel, with brick infill. Entry in 1st bay. Retains
original fenestration at levels 2 & 3, characterized by stone sills & splayed brick
lintels. 4th level windows have been enlarged. Corbelled brick cornice.

EXTERIOR ALTERATION minor moderate drastic upper story added.

CONDITION good (fair) poor vacant LOT AREA 1165 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominently sited in McKinley Square, adjacent to
other highly significant 19thc. structures. Incorporated into freestanding block.

SIGNIFICANCE (cont'd on reverse)

See 146 Milk Street for significance, history, &
architectural information.

The 1858 Boston Almanac lists the occupant of
Central Wharf's Building No. 2 to be J. Weld &
Co., surveyors of lumber.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>x</u>	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	<u>x</u>	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Included in the National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

See 146 Milk Street.



ADDRESS 154 Milk St. OPP.
77 Central St.
 NAME Central Wharf / same
present original
 MAP No. 25N/13E SUB AREA Custom House/Markets
 DATE 1816 Whitehill. Topographical History
source
 ARCHITECT/PLANNER Charles Bulfinch " "
source
 BUILDER unknown source
1874 Atlas
 OWNER Mrs. Shelton
original present
 PHOTOGRAPHS *20³/1-80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF ridged-slatted cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION 3 bay Federal style commercial structure, incorporated into row, with extensive storefront alteration. Rectangular fenestration at upper levels, characterized by sandstone sills & splayed brick lintels; windows gradually diminish in height at each floor, those at 4th being small & square. Delicate denticular cornice. Door in first bay. Central St. facade similar. Enormous patio cut into rear roof.

EXTERIOR ALTERATION minor moderate drastic storefront, shutters added.

CONDITION good fair poor LOT AREA 1170 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Incorporated into freestanding block. Located in

McKinley Sq., adjacent to other highly significant 19th c. structures.

SIGNIFICANCE (cont'd on reverse)

See 146 Milk Street for significance, history, & architect information.

The 1858 Boston Almanac lists J. Mehan, liquors & wines, to be the occupant of Central Wharf Building No. 3.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>y</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u>x</u>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Included in the National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

See 146 Milk St.



ADDRESS 158 Milk St. OPP. 79 Central St.
 NAME Central Wharf / same
present original
 MAP No. 25N.13E SUB AREA Custom House/Markets
 DATE 1816 Whitehill, Topographical History
source
 ARCHITECT/PLANNER Charles Bulfinch " "
source
 BUILDER unknown
source
 1874 Atlas
 OWNER Samuel A. Shurtleff
original present
 PHOTOGRAPHS * 20³/2-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) 3 plus

ROOF ridged - slated cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone brownstone concrete iron/steel/alum.
common 5/1

BRIEF DESCRIPTION 3 bay Federal style commercial structure, incorporated into row. Extensive storefront alteration, retaining granite pier in 1st bay. Entry in 1st bay. Altered fenestration, lengthened & widened. Central window of top level has small splayed lintel, conforming to earlier fenestration. Brownstone sills. Same treatment on Central St. facade. Delicate denticular cornice.

EXTERIOR ALTERATION minor moderate drastic storefront & fenestration

CONDITION good fair poor LOT AREA 1162 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Incorporated into freestanding block. Prominently sited in McKinley Sq., adjacent to other highly significant 19th c. structures.

SIGNIFICANCE (cont'd on reverse)

See 146 Milk St. for significance, history, & architect information.

The 1858 Boston Almanac does not list occupants for Central Wharf Building No. 4. In 1864, the occupants were P.S. Shelton & Co., merchants, T. S. Chase, teas, Crooks & Hall, weighers, & Robert Williams & Son, brokers.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	<u>x</u>	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Included within the National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

See 146 Milk St.

9. 1864 Boston Almanac.

Moved; date if known _____

Themes (check as many as applicable)

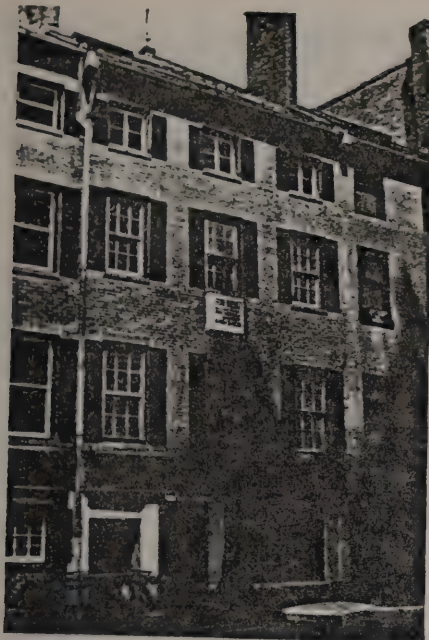
Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.
Recommended for designation as Boston Landmark as part of Central Wharf.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)



ADDRESS 166 Milk St. OPP. 83 Central St.
 NAME Central Wharf / same
present original
 MAP No. 25N/13E SUB AREA Custom House/Markets
 DATE 1816 Whitehill, Topographical History
source
 ARCHITECT/PLANNER Charles Bulfinch "
source
 BUILDER unknown
source
 1874 Atlas
 OWNER Moses Williams
original present
 PHOTOGRAPHS *20³/₄-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF ridged - slated cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

common 5/1

BRIEF DESCRIPTION 3 bay Federal style commercial structure, incorporated into
row, with extensive storefront alteration. Granite post at last bay.
Entry in 2nd bay. Rectangular fenestration at upper levels, characterized by splayed
brick lintels; stone sills have been replaced with brick. Windows gradually diminish
in height at each floor, those at 4th being small & square. Delicate denticular cornice.

Central St. facade similar.

EXTERIOR ALTERATION minor moderate drastic storefront & sills; shutters added.

CONDITION good fair poor LOT AREA 1166 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Incorporated into freestanding block. Prominently
sited in McKinlev Sq. adjacent to other highly significant 19thc. structures.

SIGNIFICANCE (cont'd on reverse)

See 146 Milk St. for significance, history, & architect information.

The 1858 Boston Almanac lists occupants of Building No. 6 of Central Wharf to be Q. Smith, commission merchant, and Tenney & Co., ship stores.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	x	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

See 146 Milk St.



ADDRESS 170 Milk St. OPP.
128. 85 Central St.

NAME Central Wharf / same
present original

MAP No. 25N/13E SUB AREA Custom House/Markets

DATE 1816 Whitehill, Topographical History
source

ARCHITECT /PLANNER Charles Bulfinch " "
source

BUILDER unknown
source

1874 Atlas
OWNER W. G. Mav. Guardian
original present

PHOTOGRAPHS * 203/5-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF ridged - slated cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.
common 5/1

BRIEF DESCRIPTION 3 bay Federal style commercial structure, incorporated into row,
with extensive storefront alteration. Entry in 1st bay. Rectangular fenestration, &
top story windows have been extended up into cornice. Heavy modern sash. Sills replaced
with brick & what appears to be wood. Rear facade has 5th floor extension.

EXTERIOR ALTERATION minor moderate drastic fenestration, storefront, rear extension

CONDITION good fair poor LOT AREA 1161 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Incorporated into freestanding block. Prominently
sited in McKinley Square adjacent to other highly significant 19th c. structures.

SIGNIFICANCE (cont'd on reverse)

See 146 Milk St. for significance, history, &
architect information.

The 1858 Boston Almanac lists the occupants of
Central Wharf Building No. 7 to be W. Fisher &
Co., oil & candles, and J. McGregor & Co., tea
dealer.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	x	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

See 146 Milk St.



ADDRESS 174 Milk St. ~~OPP.~~ 87 Central St.
 NAME Central Wharf / present same / original
 MAP No. 25N/13E SUB AREA Custom House/Markets
 DATE 1816 Whitehill. Topographical History
source
 ARCHITECT/PLANNER Charles Bulfinch "
source
 BUILDER unknown
source
1874 Atlas
 OWNER Elizabeth H. Otis
original present
 PHOTOGRAPHS * 203/6-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) five plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick common stone sandstone concrete iron/steel/alum.

bond 5/1 to midway 4th level; common w Flemish variation above.

BRIEF DESCRIPTION 3 bay Federal style commercial structure, incorporated into row,
 with extensive storefront alteration, but retaining granite lintel. Entry in 1st bay.
 Retains original fenestration at levels 2 & 3, characterized by stone sills & splayed
 brick lintels. 4th level windows extended, and 5th story added. Heavy modern window
 sash. Dentiled cornice band separates 4th & 5th levels. At 5th level, windows feature
 brick splayed, keystone lintels. Brick corbelled cornice with dentils.

EXTERIOR ALTERATION minor moderate drastic storefront & added upper story.

CONDITION good fair poor LOT AREA 1162 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Incorporated into freestanding block. Prominently
sited in McKinley Sq., adjacent to other highly significant 19th c. structures.
Central St. facade similar.

SIGNIFICANCE (cont'd on reverse)

See 146 Milk St. for significance, history, & architect information.

The 1858 Boston Almanac lists the occupants of
 Central Wharf Building No. 8 as being A. G. Farrell
 & Co., commission merchants, and J. W. Sivret,
 weighers & guagers.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	<u>x</u>	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

See 146 Milk St.



ADDRESS 176 Milk St. ~~OPP.~~ 89 Central St.
 NAME Central Wharf / same
present original
 MAP No. 25N/13E SUB AREA Custom House/Markets
 DATE 1816 Whitehill, Topographical History
source
 ARCHITECT/PLANNER Charles Bulfinch
source
 BUILDER unknown
source
 1874 Atlas
 OWNER Estate of Homer
original present
 PHOTOGRAPHS *204/1-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF ridged - slated cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone sandstone concrete iron/steel/alum.
common 5/1

BRIEF DESCRIPTION 3 bay Federal style commercial structure, incorporated into row, and now located at its very end. Extensive storefront alterations. Entry in 1st bay. Rectangular fenestration at upper levels, characterized by splayed brick lintels and sandstone sills. Windows gradually diminish in height at each floor, those at 4th being small and square. Delicate denticular cornice. Central St. facade similar.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 1162 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Incorporated into freestanding block. Prominently sited in McKinley Sq., adjacent to other highly significant 19th c. structures.

SIGNIFICANCE (cont'd on reverse)

See 146 Milk St. for significance, history, & architect information.

The 1858 Boston Almanac lists the occupant of central Wharf Building No. 9 to be John Tyler, Auctioneer.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	<u>x</u>	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.
Recommended for designation as Boston Landmark.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

See 146 Milk St.

ADDRESS 50 Milk Street COR. Devonshire

NAME Fifty Milk Street
present original

MAP No. 25N/13E SUB AREA Financial

DATE 1980- newspaper reports¹
source

(Photo)

ARCHITECT Skidmore, Owings & Merrill " "
source

BUILDER Turner Construction Co. " "
source

Devonshire-
OWNER Milk Assoc./
original present

PHOTOGRAPHS _____

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) offices and fully enclosed parking garage,
ground floor retail stores

NO. OF STORIES (1st to cornice) 21 plus

ROOF _____ cupola _____ dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone) granite concrete iron/steel/alum.

BRIEF DESCRIPTION Under construction

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 17,336 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Globe, 3/9/1980 (real estate section)

21-story building going up downtown

The first construction in 1980 of a major office building for Boston began last week in the downtown financial district at Milk and Devonshire streets.

With the start of construction of "50 Milk Street," as the 21-story building will be called, Boston has two new office buildings now under construction. Work on the 38-story office building in Post Office Square, on the site of the former Federal Reserve Bank building, got under way just before the end of last year with foundation work proceeding without interruption.

Fifty Milk Street is being developed by Robert C. Elder Associates of Boston, Equity Associates, Inc. of Chicago and LNC Development Corp. of Fort Wayne, Ind., entities which form Devonshire-Milk Associates, a Massachusetts partnership.

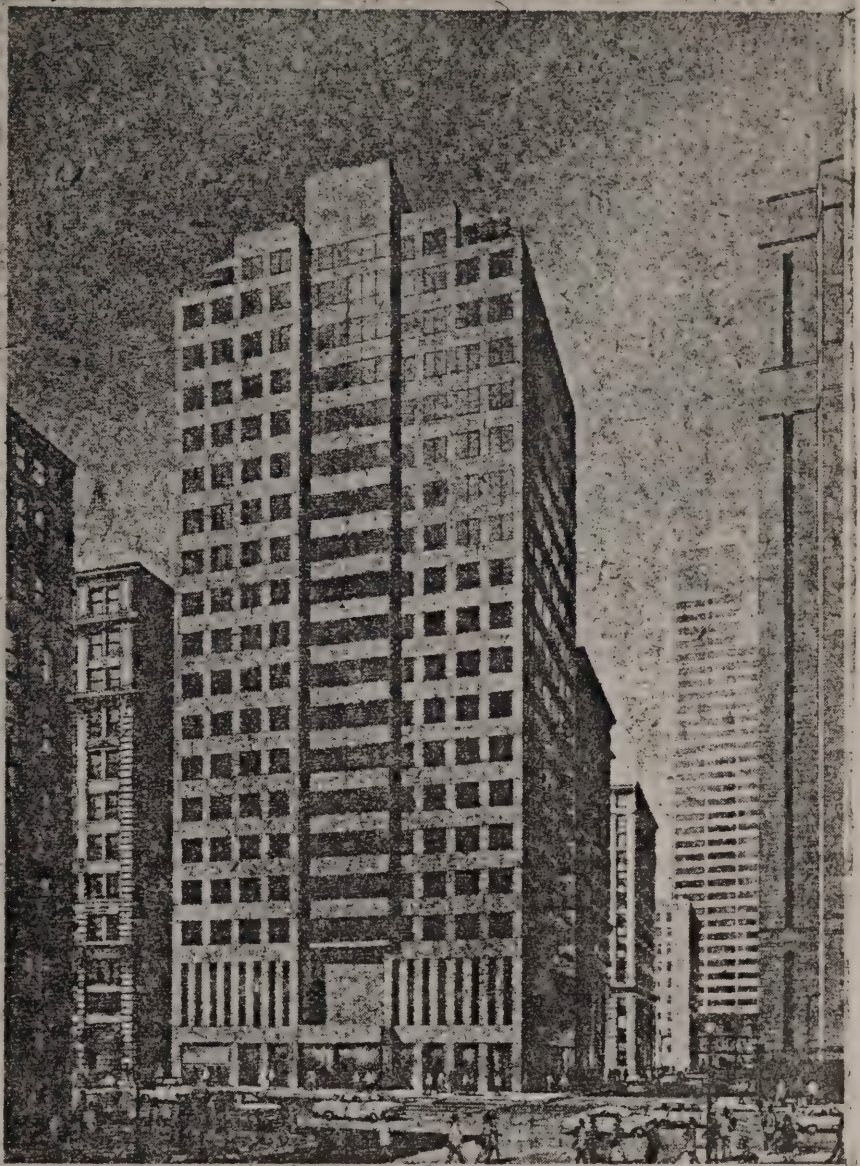
The \$21 million structure, which will occupy an 18,000-square-foot site formerly used as a parking lot, was designed by the nationally known architectural firm of Skidmore, Owings & Merrill. The parcel is on the opposite corner of the Post Office Building.

The building will house 250,000 square feet of space. Leasing agents will be Leggat, McCall & Werner, Inc. of Boston.

Construction financing is coming from Chase Manhattan Bank of New York and Turner Construction Co. is the general contractor.

Last week at a brief ceremony signaling start of construction, Robert Ryan and Robert Farrell, director and board chairman respectively of the Boston Redevelopment Authority welcomed the new project on behalf of the city.

The building had undergone architectural design review by the BRA. The de-



Construction began last week on 21-story office building at Milk and Devonshire streets in downtown Boston. Building is shown on Milk street side. Architect is Skidmore, Owings & Merrill.

sign plan approved includes an arcade on the ground floor between Devonshire and Milk streets which would double the present sidewalk areas for pedestrians.

A press release quoted Boston Mayor Kevin White's endorsement of the project and noted that the development was taking place without any form of subsidy.

"Mr. Elder and his associates are responding to a need for new-office space in our downtown and I am delighted that land which is under-utilized will soon

house an attractive office building, one which will add new jobs and contribute to our tax base."

The building facade will be of Minnesota granite and dual thickness windows which will comprise about 50 percent of the total exterior surface. The ground floor will house lobby and retail areas. Floors two through four will be a fully enclosed parking garage for 115 cars.

Floors five through 21 will house the office space.

GLOBE 3/9/1980



ADDRESS 17 Milk St. COR. Boston Post Building/
 NAME Birthplace of Franklin (same)
present original

MAP No. 25N/13E SUB AREA Retail

DATE 1874 Peabody & Stearns card file¹
source (no permit)

ARCHITECT Peabody & Stearns "source (also Boston Post, 8/31/1874)
Architectural Iron

BUILDER Works of New York Boston Post, 8/31/1874
source

OWNER Beals, Greene Co./
original present

PHOTOGRAPHS 43/1*80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) newspaper publishing offices

NO. OF STORIES (1st to cornice) 6 (originally 5) plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum. cast iron

BRIEF DESCRIPTION Narrow 3-bay Victorian Gothic cast iron facade incorporating Eastlake and Neo Grec elements in a fanciful and unique design. Original facade remains intact on 2nd, 3rd and lower half of 4th floors. 2/2 windows in 1-2-1 pattern. Bust of Benjamin Franklin between levels 2 and 3 set in gothic niche with lettering "BIRTHPLACE OF FRANKLIN" in old-fashioned capital letters.

EXTERIOR ALTERATION minor moderate drastic Level 1: modernized
Levels 4,5,6: present appearance
 CONDITION good-fair poor needs painting LOT AREA 3634 sq. feet dates c.1930

NOTEWORTHY SITE CHARACTERISTICS Part of row of 3 post-fire commercial buildings.

Adjacent to Transcript Building. 1-bay side facade at west (formerly an alley, now filled in above ground level by 2-bay brick in-fill structure)
 SIGNIFICANCE (cont'd on reverse)

The Boston Post Building is significant as an early work by the nationally-known Boston firm of Peabody & Stearns, as one of only six cast iron commercial buildings remaining in the Boston central business district, as an unusual combination of architectural styles and ornamental details, as a building commemorating the site of the birth of Benjamin Franklin in 1706, and, historically, as the home for over 25 years of the Boston Post newspaper, described as "the leading

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	<u>X</u>	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

Democratic commercial morning newspaper."²

The building is one of the few surviving early commercial buildings by Robert Swain Peabody (1845-1917) and John Goddard Stearns, Jr. (1843-1917), who became partners in 1870 and in almost 50 years of practice produced "an aggregate of work unsurpassed in terms of quality and quantity by more than a handful of contemporary architectural firms in the United States,"¹ including works such as Boston's Custom House Tower, the Exchange Bldg & South Station. The style of the Post Building, with its iron skeletal frame, cast iron facade, large proportion of window to wall surface, and vertical emphasis anticipates the skyscraper, while its profusion of detail is uniquely Victorian.

The building was originally one of a number of newspaper buildings concentrated along Washington Street in a stretch known as "Newspaper Row." It was built by Beals, Greene & Co, publishers of the Post, which had been established in 1831 by Col. Charles G. Greene. According to Whiting's survey of 1877,³ the Post occupied the basement, 1st, 4th and 5th floors. The press were in the basement, editorial rooms on the 4th floor, and composition on the 5th. The 2nd and 3rd floors were occupied by other firms as offices. The block continued in use by the Post until 1905, when the newspaper moved to larger quarters and 17 Milk was acquired by the Transcript. It remained in the hands of the Transcript until that paper went bankrupt in 1939.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

National Register: Part of ^{suggested} "Newspaper Row" District (nomination form prepared, 19

Landmark : Recommended for designation as a Boston City Landmark.

Present Status: Partially vacant.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Wheaton A. Holden, Robert Swain Peabody of Peabody and Stearns in Boston, The Early Years (1870-1886), Boston University Graduate School Fine Arts Dissertation, 1969. p. 56-7 and 208. Holden gives Peabody & Stearns as the architect. His source is the Peabody and Stearns card file, listing "Beals, Greene & Co, store, Boston, June 1874, \$50,708.00."
2. Moses King, Handbook of Boston, (18) p. 283-4. Includes illus.
3. John E. Whiting, A Schedule of the Buildings and Their Occupancy.... (1877)
4. National Register Nomination form, "Newspaper Row" district.
5. Files, Boston Landmarks Commission
6. 1938 blueprints, Bostonian Society (Rice-Mank Collection)
7. Boston Post, 8/31/1874

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<input checked="" type="checkbox"/>	Military	_____	Transportation	_____
Communication	<input checked="" type="checkbox"/>	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

- Boston architectural firm of Peabody Stearns. Historically, the building is important through its public associations with Benjamin Franklin and through its own connections to printing and publishing as the home of the Boston Post, an influential daily in the late 19th century. With the adjacent Transcript Building, the Post exists as the last of Boston's 19th century newspaper publishing district--"Newspaper Row."

The architects, Robert Swain Peabody (1845-1917) and John Goddard Stearns, Jr. (1943-1917) formed their architectural partnership in 1870, and became for almost fifty years, one of Boston's most productive architectural firms. Among their buildings are Matthews Hall at Harvard, the Bussey Institute at the Arnold Arboretum, the old Park Square Railroad Station, numerous residences in the Back Bay, and late, in their career, the Custom House Tower.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Building is partially occupied and is attracting developer interest. Its excellent downtown location and architectural and historical importance make it a prime candidate for rehabilitation and more intensive use. Later additions to the building are sympathetic to its original design; some of ground floor alterations merely "cover-up" early construction which can be retrieved.

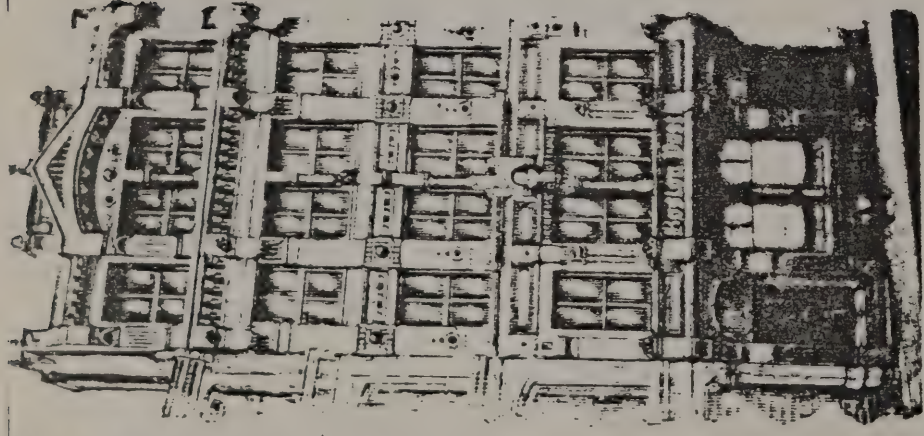
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Holden, Wheaton A. Robert Swain Peabody of Peabody and Stearns in Boston: The Early Years (1870 - 1886). Boston University Graduate School, Phd. 1969.

King, Moses. King's Handbook of Boston. Cambridge: Moses King, 1879.

Boston Post. August 31, 1874.

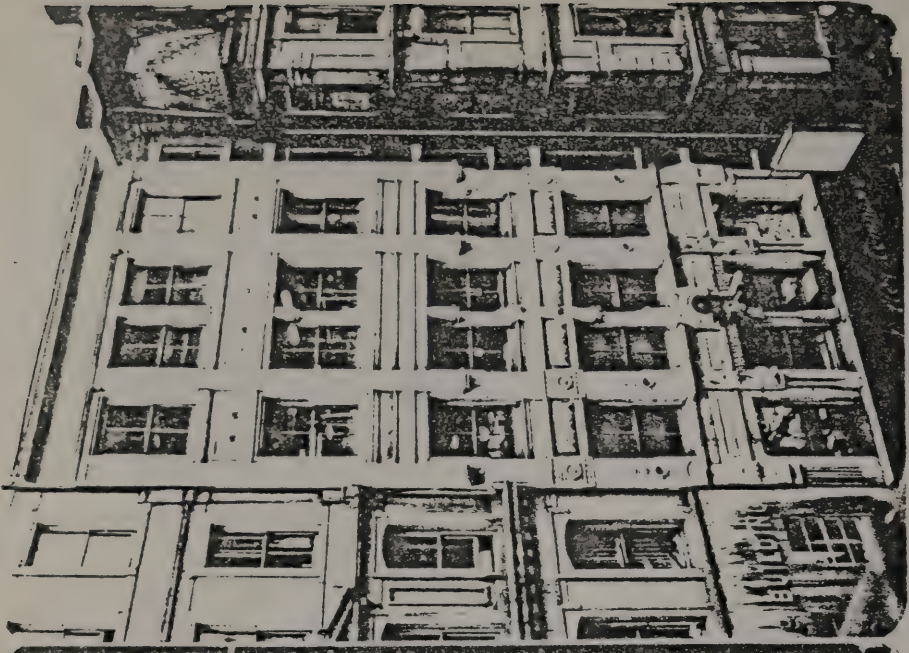
100



Original facade



additional story added



upper stories altered, 1930

17 Milk St.

Wales, of emi- which has not Mass- 7,839 on and 1; Pen- 1,515. slight migra- from e and ul and 4 soci- igrants seek of slight- or ther- the of ar Cas- us, ex- chues or the strag- social to Cr- ding- ed of lawn



17 Milk Street
(Boston Post Bldg)

SPNEA files, dated
c. 1898



ADDRESS 19-23 Milk St. COR. 11 Hawley St.

NAME	present	original
		Goddard Building

MAP No. 25N/13E SUB AREA Retail

DATE 1873-4 BPL architectural file¹
source (no permit)

ARCHITECT N.J. Bradlee & W.T. Winslow
source (BPL arch.file-
see note 1)

BUILDER _____ SOURCE _____

OWNER Mary T. Goddard/
original present

PHOTOGRAPHS 4.²/6.80*

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) 6 (originally 4) plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick red stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION Neo Grec/French 2nd Empire commercial bldg with principal (Milk St.) facade of granite, organized asymmetrically into a 3-bay west section and a 2-bay east section which projects slightly and originally terminated in a polygonal cap. Front modernized at 1 & 2. Windows at 3 & 4 are slightly arched, enframed, and surmounted at level 3 by incised lintels (east side) or a cornice (west side) Triangular pediment w/ acroteria over

EXTERIOR ALTERATION minor moderate drastic center bay of west side at level
(1st 2 floors modernized, cap removed & 2 stories added) 4. Upper 2 stories flatter &
CONDITION good fair poor LOT AREA 3617 sq. feet simpler in

NOTEWORTHY SITE CHARACTERISTICS Corner site. Secondary facade on Hawley is
less altered, 1st 2 bays are stone and rest is brick with stone trim.

SIGNIFICANCE (cont'd on reverse) The Goddard Bldg. at 19-23 Milk St. is notable as the work of a major Boston architect and as part of a small ensemble of similar post-fire mercantile buildings including the adjacent Boston Post and Boston Transcript Buildings. Unfortunately, alterations to the building--particularly the modernization of the first two stories, removal of the polygonal cap, and addition of two stories--have diminished the building's individual architectural significance.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

19-23 Milk was constructed just after the Great Fire of 1872, which destroyed hundreds of buildings in a 65-acre area of downtown Boston and was halted on the south side of Milk Street by heroic efforts to save the Old South Meeting House. The architect of the new building, N.J. Bradlee (1829-1888) is said to have designed some 500 Boston buildings in his long and successful career, including 29-43 Temple Place, 40 Winter St, and 2-16 Tremont St. (the Hemenway Bldg.) By the 1870's he had taken into partnership Walter T. Winslow, later senior partner in the prolific firms of Winslow & Wetherell and Winslow & Bigelow.

In 1877, the first floor of the Goddard Building was occupied by M.R. Warren stationery and express office and the upper floors by Dennison & Co., manufacturer of tags and labels. Dennison was located at this address from 1875 through the early 1880's. The company used the basement for storage, cut and printed tags on the 3rd & cut out seals and made boxes on the 4th. By the 1890's the upper 2 stories had been added. By the early 20th century the building was located on the fringes of the expanding financial district and was occupied by a succession of banks including the Exchange Trust Co. in the 1910's, the Bank of Commerce Trust Co. in the 1920's and early 30's, and U.S. Trust Co. in the mid-1930's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)
Part of suggested "Newspaper Row" National Register District.
(nomination form prepared)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. BPL architectural file. The date and attribution to Bradlee is made on the basis of examination of the Bradlee drawings at the Boston Athenaeum, vol. 27, 1873, p. 62-90.
2. Photograph, BPL Fine Arts Dept, showing original polygonal cap.
3. Part of storefront, 2nd & 3rd floors visible in 1898 photo by Baldwin Coolidge of the Boston Post Building (SPNEA, Milk St. file)
4. John Whiting, A Schedule of the Buildings and their Occupancy... (1873)
5. Undated 20th c. floorplans, Bostonian Society (Rice-Mank collection)

BPL-FA Dept.

19-23 Milk St.
Goddard Building (c.1873)

Note that original building (as shown here) was
4 stories and had a polygonal cap over projecting
offset left bays.

(BPL Fine Arts Dept.)



21

469

21-19

17-15

11-5

8-16↑

$$EFL = A D \phi +$$

2017-2018

2017-2018



ADDRESS 29-33 Milk St. COR. 2-8 Hawley St.
1-9 Arch St.

NAME Beacon Trust Co. Bldg.
 present original

MAP No. 25N/13E SUB AREA Retail

DATE 1921-23 Building permit 12/29/1921
 source

ARCHITECT A.H. Bowditch (permit)
 source

BUILDER not listed on permit
 source

OWNER Milk St. Realty Trust/
 original present

PHOTOGRAPHS 4²/₅ * 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) bank and stores

NO. OF STORIES (1st to cornice) 11 plus _____

ROOF flat cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone limestone concrete iron/steel/alum.
 or cast stone

BRIEF DESCRIPTION 8 X 3 X 8 bay Beaux Arts skyscraper. Principal entrance at 31 Milk features double-leaved paneled bronze doors and a marble surround flanked by 2-story fluted Ionic half-columns. Hawley & Arch facades have 2-story stone piers flanking 2-story windows with decorative metal spandrels & grates. 3rd floors decorated with shallow relief shield & torch motifs. Shaft (levels 4-9) unadorned w/regular fenestration. 2-story cap w/ 2-story

EXTERIOR ALTERATION minor moderate drastic _____
Corinthian piers and dentil cornice

CONDITION good fair poor _____ LOT AREA 9481 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Rhomboid in shape to fit irregular site
on sloping terrain . 3 facades.

SIGNIFICANCE (cont'd on reverse)

Typical early 20th century Boston office building notable for its intact quality and details such as the bronze entrance doors. Important to the streetscape.

According to an early leasing brochure, the building was designed for bank and office use and had the advantages of unobstructed air and light on 3 sides and no "inside" offices. Beacon Trust Company originally

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

occupied the basement, 1st and part of the 2nd floors for banking and safe deposit facilities.¹ Upper floors were rented to brokers, investment firms, accountants, lawyers and insurance companies.

Architect Arthur H. Bowditch directed a prolific early 20th century firm responsible for many downtown commercial buildings, including the Merchants, Jewelers, Old South, Blake, Hinckley and Congress Buildings and the Essex Hotel and Paramount Theatre.

The Beacon Trust Company Building replaced a structure known as the Bowdoin Building.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Brochure with illustrations and floorplans, Sleeper and Dunlap, rental agents. (c. 1922-23) Rice-Mank Collection, Bostonian Society
2. 1925 photograph, in advertisement, Boston Herald, 12/6/1925 (SPNEA clipping file)



ADDRESS 39-47 Milk St. COR. Arch St.
Devonshire St.
 NAME International Trust Company Building
 present original
 MAP No. 25N-13E SUB AREA Financial
 DATE 1892-93, enlarged 1906 (Building
 source Permit)
 ARCHITECT William Gibbons Preston "
 source
 BUILDER Gooch & Pray (enlarged by Woodbury
 source & Leighton) "
 OWNER International Trust Company (Frank Sawyer)
 original 65 Bedford St. Inc.
 present
 PHOTOGRAPHS 22⁵/₃

TYPE (residential) single double row 2-fam. 3-deck ten apt.
 (non-residential) commercial- bank home office

NO. OF STORIES (1st to cornice) 9 plus _____

ROOF flat cupola dormers

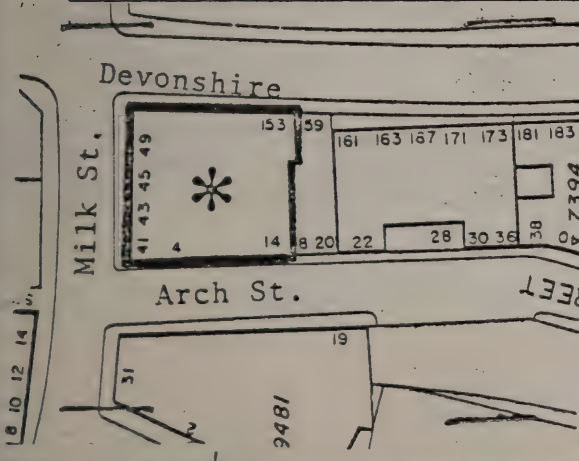
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone Indiana concrete iron/steel/alum.

BRIEF DESCRIPTION Square 5 X 5 bay Beaux Arts commercial building divided
into horizontal units of varying sizes and classical decorative treat-
ments, central entrance on Milk St. marked by heavy Baroque pediment

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 7,200 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent site with three street facades
and no setback



SIGNIFICANCE (cont'd on reverse) Monumental
building architecturally significant as a
major work by a prominent Boston architect
as well as an early example of Beaux Arts
office construction and an early example

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	X	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

of the proto-skeleton frame construction. Historically significant as the home office of a major New England trust company, reflecting both the growth of banking and finance in late 19th century Boston and the growth of the downtown business district.

Architect Wm. Gibbons Preston (1844-1910) studied for a short time at the Ecole des Beaux-Arts and is known for several major Boston buildings in the French academic, Romanesque, Queen Anne and Renaissance Revival manner including the Museum of Natural History (now Bonwit Teller), the oldest section of the Hotel Vendome, the First Corps of Cadets Armory, and numerous Back Bay residences, all of which demonstrate his facile command of the eclectic architectural vocabulary of the late 19th century.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Vacant since 1973, the building has suffered weather damage and has been stripped of much interior plumbing and hardware. The building is still considered structurally sound and, because of its prime location, is regarded as a favorable candidate for re-use. Present owner's application to demolish the building and use the land for a 57-space parking lot was denied in early 1977.

Designated a Boston Landmark on 4/25/78.

Nat. Reg. indiv. listing

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Report of the Boston Landmarks Commission on the potential design of the International Trust Company Building as a Landmark under Chapter 772 of the Acts of 1975 (1977) - includes extensive bibliography.

ADDRESS 77-83 Milk St. COR. 2-12 Federal St.
111 Congress St.NAME Post Office Square Building / same
present originalMAP No. 25N/13E SUB AREA FinancialDATE 1904 permit 6-1-1904
sourceARCHITECT Winslow & Bigelow permit
sourceBUILDER George B.H. Macomber Co. permit
sourceOWNER Charles E. Gotting &
F.C. Welch, Trs.
original presentPHOTOGRAPHS *23 4/4TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) stores & officesNO. OF STORIES (1st to cornice) eleven plus ROOF flat cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick buff stone concrete iron/steel/alum.BRIEF DESCRIPTION 5x8x4 by Commercial style structure with vaguely classical detailing.
2 story cast iron now painted; central entry. Large 2nd
story windows with painted enframements. Upper level fenestration rectangular
with coupled window over entry bay flanked by 2 single windows on each side. Wall coves
out over top level, ornamented by inset triangular & pendant tiles colored green &
white, along with panelled brickwork. Terra cotta cornice features guilloche motif
EXTERIOR ALTERATION minor moderate drastic punctuated by lions' heads.
storefrontsCONDITION good fair poor LOT AREA 5800 sq. feetNOTEWORTHY SITE CHARACTERISTICS Located at end of block, facing three streets, the
minor facades similar in treatment to the Milk St. facade. Faces Art Deco P.O. Building.

SIGNIFICANCE (cont'd on reverse)

Post Office Square Building architecturally significant as work of major Boston architectural firm, as well as turn-of-the-century example of the tall, elevator office buildings which once were Boston's skyscrapers. Moreover, it provides anchor to row of four intact, early 20th c. office buildings. Historically, it reflects the expansion of the business district during the early 20th c., as well as Boston's early vertical development.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

A contemporary photo ¹ pictures the building as it was originally, the two-story building featuring cast iron spandrels, and iron gates at the entry. The commentary notes that this is "an office building unsurpassed for modern equipment throughout, possessing unusual attractions & offering advantages not usually found in other office buildings."

Walter T. Winslow (1843-1909) and Henry Forbes Bigelow (1867-1929) maintained a partnership from 1901-1908. Winslow studied architecture under Nathaniel J. Bradlee, completed his studies in Paris, and subsequently became Bradlee's junior partner; after Bradlee's death, he practiced from 1888-98 as Winslow & Wetherell. Bigelow studied at MIT as well as in Europe, joining Winslow & Wetherell from 1898-1901, the firm's name becoming Winslow & Bigelow upon Wetherell's retirement. Other notable buildings by this firm are the Board of Trade Building, and the National Shawmut Bank Building on Water St.

Although the original occupants are unknown, those listed in the 1930 directory are probably representative. At that time insurance & real estate agents, investments companies & other miscellaneous firms were located here, such as the offices of Lowell's Boott Mills.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Palmer's Views of Boston Past & Present, 1910, p. 19, SPNEA.
2. "Bostonian Society," Rice Mank Collection, "Plans of Post Office Square Building."
3. BLC Architectural File.
4. 1923 Map of Boston Office Buildings, BPL, Fine Arts Section.
5. Boston Directories.
6. Building Dept. Records.

ADDRESS 135-145 Milk St. COR. 31-49 Batterymarch St. 6-10 Oliver St.NAME Oliver Building / same
present originalMAP No. 25N/13E SUB AREA FinancialDATE 1903 permit 5-1-1903source
Goldwyn Starrett, N. Y.
ARCHITECT Winslow & Bigelow, consulting permitAddition: Parker, source { BPL, Fine Arts
Thomas, and Rice { Section, Boston
BUILDER Thompson Starrett, Co. Building File
source permitOWNER Oliver Building Trust
original presentPHOTOGRAPHS *23 4/6, 29 1/3 (Batt. St.) -80TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential officesNO. OF STORIES (1st to cornice) eleven plusROOF flat cupola domersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick tan stone limestone & terracotta iron/steel/alum.4x10 bay steel frame Beaux Arts style office building with 3 bay rounded
BRIEF DESCRIPTION corner. 2 story base of rusticated limestone capped by cornice band.
entry in 3rd bay surmounted at cornice level by cast stone classical carving & cartouche.
classically enframed corner entry. Rustication continues in 1st bay and rounded corner of
s 3-8; plain rectangular fenestration in 2-3-3-3- pattern, & 1-2-1 at rounded corner. Upper
ries serve as capital, piers between windows embellished with square & lozenge-shaped
cotta bosses & bold baroque floral & fruit decoration. Copper modillion block cornice with
EXTERIOR ALTERNATION minor moderate drastic dentils & cresting.Piers veneered with conglomerate panels on Oliver St.
CONDITION good fair poor LOT AREA 24,251 sq. feetNOTEWORTHY SITE CHARACTERISTICS Multi-sided polygonal plan, extending from Milk
& Oliver Streets through middle of block with addition facade on Batterymarch St.
Alleyway off Oliver St. paved with cobblestones.

SIGNIFICANCE (cont'd on reverse)

Prominently sited structure exemplifies turn-of-the-century steel frame elevator office buildings which once dominated Boston's skyline. Designed by N.Y. firm, with prominent Boston architects serving as consultants. Historically, reflects expansion of CBD during early 20th c., as well as its increasingly vertical development.

After the Oliver Building's construction, contemporary commentary noted that it stood on a central & convenient site, & was "filled with the most approved

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

appointments" then generally in demand. "The best class of tenants naturally want the best of everything in the office line, and the builders of the Oliver Building have exercised thoughtful care to enable such a class of tenants to have their desires fully gratified in every respect."¹ These appointments included "most hygienic" toilet rooms on every floor, iced drinking water, and the best elevator service.

The Oliver Building proved to be so popular that a large addition was constructed. "The splendid success of this first-class, up to date office building has made it necessary to build an addition almost half as large as the original building,"² proclaimed a contemporary rental pamphlet. Its view of the harbor was cited as one of its attractions.

Goldwyn Starrett (1876-1918) was born in Kansas, studied architecture at U. of Michigan and immediately joined Chicago office of D.H. Burnham as draftsman, soon becoming head designer. Moving to N.Y., he and his brother Theodore joined the Thompson-Starrett Co., designing many of the company's commercial structures. In 1904, he formed a partnership with Joseph Van Vleck, being senior member at his death. There are no other known designs by Starrett within the survey area.

The original occupants of the Oliver Building are unknown. In 1930 a variety *(cont. of below)
Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

*firms were located here: insurance companies & agents, and industrial related companies such as coal, brick, boiler steel, casting, and pipes.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Commercial & Financial New England, 1906, p. 251, Bostonian Society.
2. Rice-Mank Collection, Bostonian Society, "Oliver Building," rental pamphlet.
3. SPNEA Photo File, "Milk St.," excellent photo c. 1900.
4. 1923 Map of Office Buildings, BPL, Fine Arts Section.
5. Boston Buildings File, BPL, Fine Arts Section.
6. Brickbuilder, v. 13, no. 11, Nov. 1904, p. 242, illus.
7. Boston Directories.
8. Building Dept. Records.
9. Withey, Henry F. & Elsie Rayburn, Biographical Dictionary of American Architects (Deceased), 1956.



Oliver & Wick - Spinea photo file



ADDRESS 147 Milk St. COR. 19 Batterymarch St.
NAME Stone & Webster Building (1908)
present original
MAP No. 25N/13E SUB AREA Financial
DATE 1900 permit 10-5-1900
source
ARCHITECT J. Merrill Brown permit
source
BUILDER Mack & Moore "
source
OWNER Frost Brothers
original present
PHOTOGRAPHS 36 1/2 * 80

TYPE (residential) single double row 2-fam. 3-deck tan apt.
(non-residential) offices & stores

NO. OF STORES (1st to cornice) ten plus

ROOF flat cupola dormer

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/wynyl
(Other) brick stone limestone & concrete iron/steel/alum.
black marble

BRIEF DESCRIPTION 3x7 bay steel frame commercial office structure with classical detailing. 2 story limestone base with black marble veneer & black conglomerate wainscoting. Entry in 3rd bay. Large ^{1st floor} picture windows. Paired $\frac{1}{2}$ windows on 2nd level, with projecting keystones which support panelled cornice. Rectangular fenestration at upper levels, with stone sill & lintel courses, & stone banding on piers at spandrel level.

Stone dentil course over 5th level, modillion course over 7th, & copper modillion
 exterior alteration minor moderate drastic ~~block cornice with palmiettes & griffin~~
 major entry & upper 2 levels. heads. Upper 2 levels 1920s addition.
 CONDITION good fair poor LOT 135A

CONDITION good fair poor LOT AREA 5398 sq. feet

NOTEWORTHY SITE CHARACTERISTICS polygon in plan, corner site. 2 major facades

respond to corner angle of street pattern.

SIGNIFICANCE (cont'd on reverse)

Although not a distinctive example of its type, does provide effective link with adjacent Oliver Building, and its corner site faces important 19th & early 20th c. structures.

The architect, J. Merrill Brown, was born in Conway, Mass. in 1853, worked in the offices of H.H. Richardson and Peabody & Stearns, and in 1882 began his own practice. He designed houses in many greater Boston suburbs, grammar schools in Newton & Woburn, along

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

with the Swansea Town Hall & Massasoit National Bank in Fall River. His only other work in the survey area is the building at 105-111 Chauncy St., built for the dry goods industry.

Although not an original occupant, Stone & Webster Engineering Corp. was located in this building from 1908-c.1929. By 1930, the occupants were primarily insurance agents by virtue of its location at the fringe of the insurance district.

In 1920, a permit was taken out to remove the roof and build 2 additional stories with steel framing and curtain walls of terra cotta faced with brick. Sympathetically designed.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. 1923 Map of Office Buildings, BPL, Fine Arts Section.
2. Boston Herald-Advertiser, Sept. 14, 1975, Section 4, p. 61.
3. Architects Vertical File, BPL, Fine Arts Section.
4. Boston Directories.
5. Building Dept. Records.



ADDRESS 151-155 Milk St. COR. 32 Batterymarch St. 61 Broad St.

NAME present original

MAP No. 25N/13E SUB AREA Custom House/Markets

DATE 1862-3 Suffolk Registry of Deeds. 827:185
source

ARCHITECT F. W. R. Emery (?) " " "
source

BUILDER unknown source

1874 Atlas Abram French #151-3

OWNER Sarah Dunn #155
original present

PHOTOGRAPHS 193/4, 19-3/5, *194/5-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) five plus

ROOF flat cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick pressed stone sandstone concrete iron/steel/alum.

BRIEF DESCRIPTION 9x3x7 bay Mansard style structure with projecting central & corner pavillions. Storefront essentially intact, featuring stone piers at central & corner entrances (recessed at Broad). with stilted segmental arches; arches over show window bays supported by cast iron columns. At levels 2-4 fenestration of pavillions contains same treatment as entries. Remainder feature round keystone arches springing from wide, paneled pilasters at levels 2 & 3, and rectangular at 4th. 5th level fenestration rectangular. Molded band courses over levels 2 & 3. Projecting metal
EXTERIOR ALTERATION minor moderate drastic loss of egg & dart cornice.
needs paint & mansard; 4th level.

CONDITION good fair poor repainting LOT AREA 4132 sq. feet

NOTEWORTHY SITE CHARACTERISTICS 6-sided, roughly L-shaped; 3 finished facades.

Prominent corner site.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as notable, partially intact example of Mansard style, retaining much of its original storefront as well as featuring early version of fenestration typifying High Victorian Italianate of next decade. Prominently sited on Broad & Milk Streets, it makes an important contribution to the ambience of Broad Street's mixed architecture of early 19th-early 20th c. structures, reflecting a point on the continuum of architectural styles throughout the 19th-early 20th centuries, so well exemplified

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

on this street. Historically, this site was the home for many years of important Boston importers & wholesalers of crockery, china and glass ware.

An early view of this structure ¹ pictures it in its original form with 4 stories plus dormered mansard. The 4th story treatment repeated those below, and the mansard continued the pavillions. It was undoubtedly fire damaged, the wooden mansard being particularly susceptible to this hazard, resulting in the altered 4th story fenestration and added 5th story.

According to an 1871 Boston guide book, ² the house of Abram French & Co. was established on this site in 1822. In 1847, a 5 story granite front building was erected to meet increasing business needs, but was destroyed by fire in 1862. The structure presently located here was rebuilt immediately. A prominent wholesale firm with customers throughout the U.S., Abram French & Co. was "one of the largest importers of China & Glass Ware in America, and also the manufacturers' agents for some of the largest potteries & porcelain makers in the Union." Along with French, the building was occupied by Charles Richardson & Co., paints & oils. French remained at 151-5 Milk St. until 1875, when he moved to Federal St. Apparently this piece of property had two owners, for the deeds record that French leased the property at #155 (formerly #99), and owned that at #151-3. This was true as late as 1874. In a lease dated April 28, 1863, it was agreed that the lessees (French, Wells) would take down the building on that lot to build a new one. "Lessees will build on said lot a substantial store with a stone front." Preservation Consideration (accessibility, re-use possibilities, capacity, ** cont. below for public use and enjoyment, protection, utilities, context)

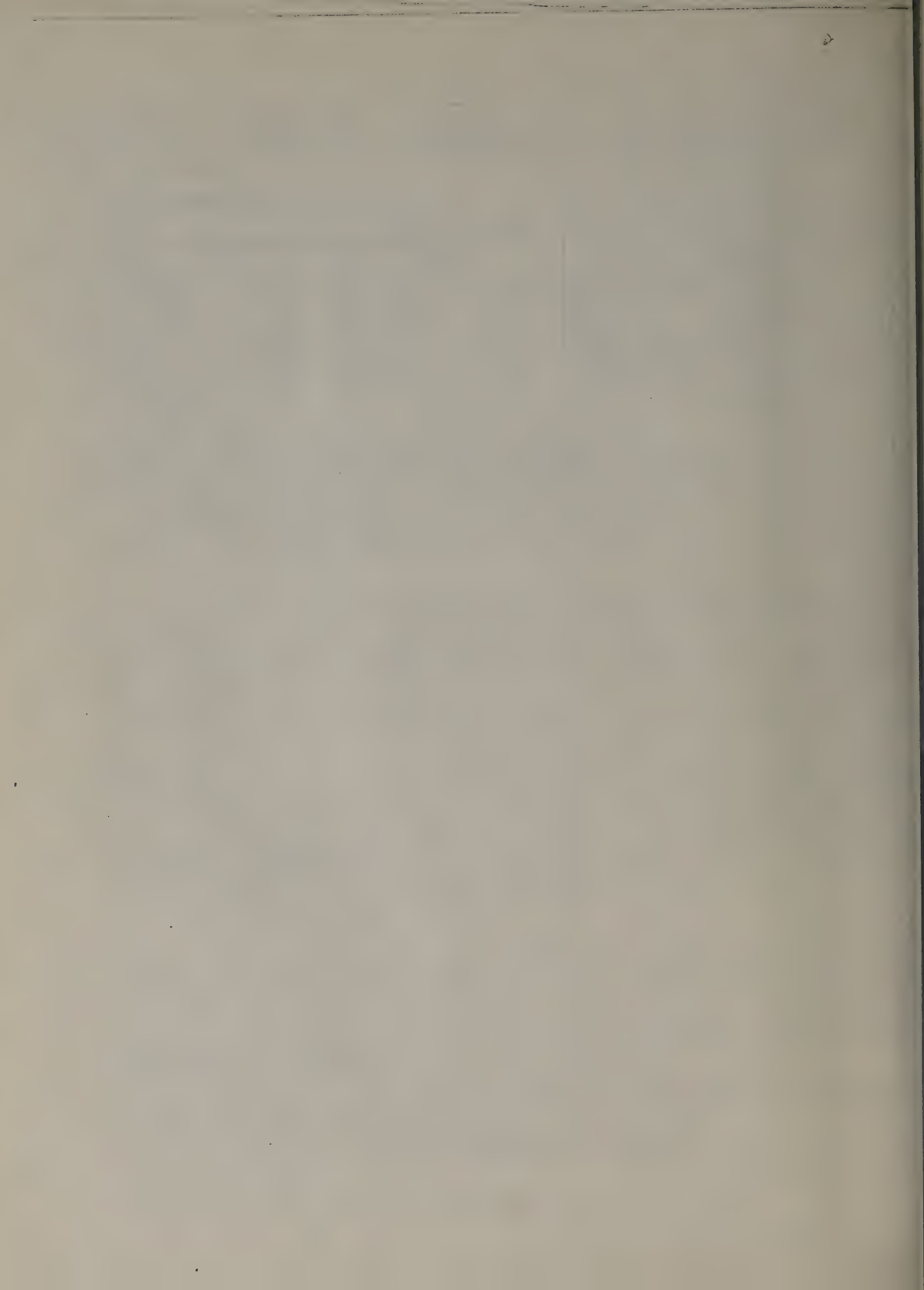
Located in National Register Custom House District.

For sale & only partially occupied.

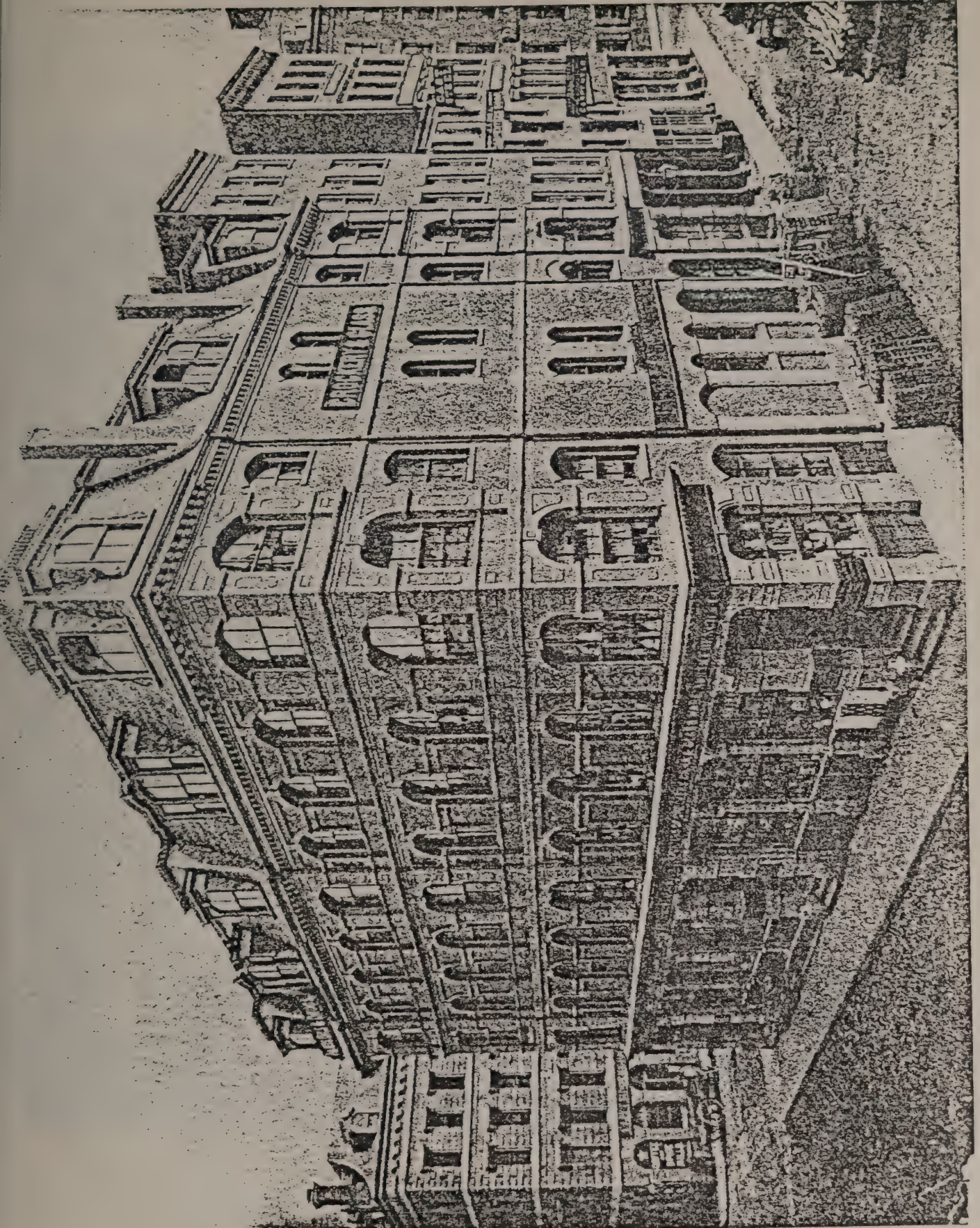
**similar in structure & material to the adjoining store on their own land, for an exact description of which building, reference may be had to a plan & specifications drawn F.W.R. Emery. ³ There is no F.W.R. Emery listed in the directories as architect, builder or mason, etc. The name is clearly written in the deed, although it may be possible that this was W.R. Emerson, then between his work with J. Preston and partnership with Carl Fehm. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Bostonian Society Photo file, oversize boxes, "Milk St." can be dated 1869.
2. Lloyd's United States Guide to Boston, 1871, SPNEA Clipping File, "Boston Guide Book".
3. Suffolk County Registry of Deeds, 827:185.
4. Bostonian Society Photo File, "Milk St.," illus. dated Dec., 1871.
5. Suffolk County Registry of Deeds, 660:161.
6. Boston Directories.
7. 1923 Map of Business Buildings, BPL, Fine Arts Section.

REF.	GRANTOR	GRANTEE	PRICE	DESCRIPTION
660:161	Indenture George H. Kuhn et al concerns division lines.	Abram French et al		Oct. 1, 1852 ^{Milk St.} lease to Abram French John Wells Josiah Kilburn French Wells & Co of store sit in Milk St. formerly #99- for 20 years French having taken down store & rebuilt it so that together w adj store #15 on Same St, which is owned by French, it may be occ. as one store.
827:185	Lease: George H. Kuhn et al	Abram French John Wells Josiah Kilburn French Wells & Co		Mentioned lease - Oct. 1, 1852 of lot of land in Milk upon which stands Store #99 for 20 years Agreement: that lessee will take down bldg. for said lot, to be used in new one. "Lessee will build on said lot a substantial store with a stone front similar in structure & material to the adjoining store on their own land, for an exact description of which building, reference may be had to a plan & specification drawn by F. W. R. Emery & signed by said Lessee & by George H. Kuhn one of said Lessors." Lessee to pay for cost of building \$4,000, & Lessee to pay for the same.



151-155 Melk St



Bostonian Society photo file, oversize box #
photo c. 1869



BLC photo collection

Messrs. Pollard & Leighton, No. 104 Tremont Street, Boston, Mass.,

Continue to hold precedence established over the many competitors which have from time to time sprung up. Their stock is at present the largest of the kind in New England, and is of that varied and nondescript character as to almost constitute a museum of itself. It were worth one's while to give them a call, if merely to look around. They are all young men in the establishment, and ever ready to show articles and give information, if within their power.

FREE MASONRY

will find there the most complete assortment of Masonic publications and blank books in New England, and they will hardly be able to call for an article used in Lodge, Chapter, Council, Commandery, or Consistory, whether it be square, key-stone, pick-axe, trowel, sandals, or dagger, but what they can show them samples, or give them prices immediately. Their prestige in making

KNIGHTS TEMPLARS UNIFORMS,

of the many patterns in this jurisdiction, and of the U. S. Regulation pattern, is well known, as they have for years been considered to excel in this branch.

They also have books, music cards, &c., for those belonging to the Independent Order of

ODD FELLOWS,

and any article used in Lodge or Encampment, from a bundle of rods to a shepherd's crook. And, indeed, it would not be surprising if they had several of the goats locked up there, to be supplied to new lodges. They furnish collars and P. V. G. jewels to the Daughters of Rebecca, which only need to be seen to be appreciated. They pay particular attention to the manufacture of collars for the Grand Division of the Sons of Temperance and Good Templars. The working paraphernalia of the three degrees, and officers' collars of the Knights of Pythias, may be obtained there, as also the dress regalia of each member of the Order. American Mechanics', and other societies, supplied; and the Knights of St. Patrick, and the many Irish Benevolent Societies, just before the 17th of March, keep this firm quite busy in furnishing them with badges, sags, banners, and regalia.

FAIRS

have been so common, that the fair have been frequent patrons for gold and silver cords, braids, and tassels, and fancy-colored broadcloths, velvets, silks, and satins.

Parties indulging in the varieties of fun and frolic of

MASQUERADE BALLS,

have been able to obtain many a facial disguise at this establishment, and

FAVORS FOR THE GERMAN

have their place in the articles of the season; besides, badges for floor managers, ushers, and committees, in all varieties of ribbon and gold and silver ornaments, and for

RAIL ROAD CONDUCTORS,

in gold embroidery, and in gold and silver metal.

THEATRE PROFESSIONALS

may be sure that the greatest variety of laces, braids, spangles, fringes, tassels, lama, brocade, gold and silver leather, foil-flowers, coronets, sandals, clog-shoes, &c., in their line, in the city, is to be seen at 104 Tremont Street.

NAVY AND REVENUE OFFICERS

are informed that these enterprising young men keep posted on the latest regulations governing their outfit of dress, and that they keep as good an assortment of embroidered devices, and genuine indigo blue cloth caps, as can be found elsewhere, and are cordially recommended to call into this establishment before setting sail. This firm are agents for the Ames Manufacturing Company, the reputation of whose swords is so wide spread, that they need no commendation.

MILITARY OFFICERS

seeking swords, belts, sashes, caps, or embroidered distinguishing badges for themselves, or uniforms for their companies, should not fail to give them a call before purchasing elsewhere, as they supply all kinds of trimmings; and from the modern shako to the old-fashioned bear skin hats. They have also for

HANDS,

varieties of shoulder-knots, caps, belts, and musk-pouches.

G. A. R.

Posts are there furnished with all they need, from ballot-box and gavel, to blouses, caps, wreaths, swords, and belts.

FLAGS

are kept there in great variety, from the small muslin ones used to decorate the soldiers' graves on the 30th of May, to the large bunting ones used in the streets on the Fourth of July, and in campaign times; also the nice silk ones, with standards for regiments, and of all sizes for decorations.

BANNERS

are gotten up to order for Lodges, Chapters, Commanderies, and Societies of every description. And, besides the infinite variety of articles in stock on the corner of Tremont and Bromfield Streets, they still have room for quite a lot of

UMBRELLAS,

so that on a stormy day you will see their windows change, chameleon-like, from the display of theatrical fights, opera hose, &c., to that of cotton, gingham, muslin, and alpaca umbrellas, and with the return of sunshine out come the folla, masks, and combat-swords again.

If, therefore, any of you pilgrims on life's journey are in want of anything you may have read about in the above lines, you may be sure that a letter pertaining thereto will receive prompt attention; and should the reader be so unfortunate as to be caught in the rain in the vicinity of Horticultural Hall, he must remember the chameleon store, and govern himself accordingly.



Abram French & Co., Importers of Crockery, China, and Glass Ware, 151 and 153 Milk Street.

The increasing demand of our countrymen for the ornamental as well as the useful productions of the Old World, calls forth renewed energy and activity from our Boston Importers, in order to supply the numerous wants of their patrons. Nothing convinces one more fully of this fact, than a visit to the large and well-arranged establishment of Abram French & Co., on Milk Street, where may be seen one of the most elegant and complete, if not the largest collection of rich China, Glass, and Earthen Ware in the country, including a full assortment of Parian, Majolica, Lava, and Bohemian Wares, and also, an immense variety of Fancy articles.

This house was established at its present location as far back as 1822; the original building being found inadequate to meet the increasing wants of the business, in 1847 was torn down, to be replaced by a handsome granite front store, five stories in height. In May, 1862, however, this large building, together with an immense and valuable stock, was totally destroyed by fire. With characteristic energy, the proprietors immediately went to work, and erected on the old location the spacious and substantial building—a picture of which heads this article—that now stands there.

The main business of this firm is wholesaling to the trade in all parts of the United States and Canada, their customers being scattered over the country, from Maine to California. Being one of the largest importers of China and Glass Ware in America, and also the manufacturers' agents for some of the largest potteries and porcelain makers in the Union, they at all times have an immense and attractive stock for customers to select from, and conduct as large a trade as any similar establishment in the country. Every article in their line of business, in all the varieties, from the costly decorated China to the cheap Earthenware, may be found at their warehouses.

One department is devoted to Paper Hangings, which comprises all grades and styles of Wall Papers, Borders, and Curtains, from the ordinary brown blanks to the finest satins with stamped gold finish. Many English papers, recently imported, are particularly desirable for their tasty appearance and low price.

Another department contains their Silver Plated Ware, in all its branches, many of the articles rivaling solid silver in elegance and richness of design.

A specialty is made of Cutlery, and all the various articles necessary in thoroughly fitting out hotels, steamboats, restaurants, &c., as well as private families.

Their long experience and well-established connection with the most celebrated manufacturers of Europe, give them unusual facilities for collecting their attractive stock, and the enterprising proprietors and accommodating salesmen exert every effort to please their customers.

The members of the firm are Abram French, John T. Wells, Lemuel E. Caswell, Lewis G. Coburn, William A. French, and S. Waldo French.

Samuel S. White

BRANCH DENTAL DEPOT, 113 A

Samuel S. White, the celebrated Main Teeth, and Dental Instrument maker, who has won forty-one first premiums in giving a Grand Gold Medal at the 1876 large branch Dental Depot at 113 A, where every article and material can be found.

At the fair of the American Institute, 1869, the first premium, a Medal awarded him for improvement in art. A Gold Medal was awarded him in London, Baltimore, Exhibition for the best artificial teeth.

These premiums were awarded for all Teeth previously made, either by him or by others, for superiority over those in competition at the fairs.

The special attention of the profession these improvements, which were in committees, as obviating the great in Artificial Teeth for Rubber Work. Of this improvement the committee say, "In regard to the fit the pin in the body of the teeth; S. S. White, the improvement is those of any other manufacturer." Mr. White is also the publisher Monthly Record, devoted to the profession, \$2.50 per year in advance.

A WORD TO PHYSICIANS

Philosophical and Surgical Instruments, Photographers, and all consult the following:—

Platina in any form, plate and wire absolutely pure; Pure and Coin Silver; Communion Wheels, the best thin; steel, porcelain, &c.; Brush, Cotton Wheels; Polishing Powders of all kinds for all kinds of fine work; To the dozen, gross, or package; Tooth and upwards—none at retail; Tooth Nitrate Ammonia, of any make, at Physicians Extracting Cases, Medicines, &c. Being largely engaged in importation of the above, and special inducements to consumers. The manufacture and principal of 12th and Chestnut Streets, Philadelphia, Branch House at New York and 101 At the Philadelphia establishment one thousand persons in the branch Teeth and Dental Instruments. The branch house here in New C. P. Harkins, Esq., a gentleman for the position, and favorably known in New England.

Everything pertaining to Dental work in large variety, and any a wished for, not in stock, is manufactured. The Boston branch has given since its establishment in 1859, a rear room of a drug store, that in 1861 at 16 Tremont Row, it was in the adjoining rooms, 11 Tremont Brooks estate, "Tremont Building" venting pertaining to this business daily perfected, and brought to the mercantile patrons. The recent improvements, is attracting considerable of the dental material consumed from the manufacturing house of Philadelphia, Pa., and the Boston Branch, ing, dispenses quite a creditable amount of goods which are sold.

E. L. Atwood

DEALERS IN TEA, COFFEE AND SUGAR, CORNER OF B. SMALL STREET, 118 BLACK

The establishments making a large business, and are a grown up within the last two oldest and most successful of E. Atwood & Co., having been over one concern. Depending rather on business, the most prompt and all classes of customers, the excellent quality of their goods, and the cheapness of their arrangements in any part of their arrangements well and favorably known, that a large local business, they sell in from a considerable distance to in addition to their excellent reputation, being in the immediate markets, and of several of the routes from Charleston and 100 centres of the metropolis. In 1860 deal extensively in flour, and in cereals, which they are able, at 7 purchasers, as their trade is almost all supplied with their stock the best terms. Their business is most satisfactory to themselves and



New England Mutual Marine Insurance Company.
SEARS BUILDING, CORNER WASHINGTON AND COURT STREETS.

Lloyds United States Guide to Boston, 1871 -

SPNEA Clipping File, "Boston Guide Books."



ADDRESS 165 Milk Street COR.

NAME	present	original

MAP No. 25N/13E SUB AREA Custom House/Markets

original: c. 1840s

DATE current facade: 1920 permit 1-8-1920
source

current:
ARCHITECT A. T. Carpenter, Jr. permit source

BUILDER not cited

SOURCE

current:
OWNER John D. McLoud
original present

PHOTOGRAPHS 1942, 1943,*1944-80 .

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) current: light manufacturing

NO. OF STORIES (1st to cornice) five plus

ROOF flat cupola domers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone cast concrete iron/steel/alum.

BRIEF DESCRIPTION Early 20th c. light industrial structure in International Style, composed of 2 window bays off center to left. Storefront surrounded by recessed paneled cast stone enframingent; 2 entries. At corners of levels 2-4 are cast stone pilasters supporting unornamented molded entablature over level 4. Cast stone cornice and parapet cap building. Facade is stuccoed.

EXTERIOR ALTERATION minor moderate drastic new facade

CONDITION good fair poor appears vacant LOT AREA 1800 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to parking lot on its southern (right) side.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as small-scale, early example of International style.

Originally, building was a brick, 4 1/2 story, pitched roof building,^{1.&2.} now featuring a new facade constructed in 1920. The first occupants are unknown, and in 1930 it was vacant.

Little is known of A. T. Carpenter, Jr.'s background. He was responsible for the facade of 34-

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

36 Batterymarch St., the loft building at 727-9 Atlantic Ave., as well as 14-22 Marshall St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Building Dept. Records.
2. Boston Picture File, Boston Public Library, Fine Arts Section, undated illus. from ad in City Directory for Empire Baking Powder Co.
3. Boston Athenaeum Photo File, "India St.," undated photo.

Boston. Address. 165 Milk Street

Source: Boston City Directory

NONCIRCULATING

EMPIRE
BAKING POWDER COM'Y
MANUFACTURE
VAL
POWDER
AND
BAKING POWDER.
WORLD!
ABSOLUTELY PURE!
Analysis of Prof. S. P. SHARPLES,
his endorsement as to their being
TION GUARANTEED.
make the best bread, cake, etc.
ASK YOUR GROCER FOR IT.
n Office, 165 Milk Street. 489



PUB
LIBR



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

as having had four triangular pedimented dormers, one of which remains, and a large chimney at its northern (left) end. Entries were in bays 1 & 2, which incorporated cast iron piers.¹

The earliest known occupant was A. H. Avery, oil & candles, located here in 1858. By 1864-5, the occupants were F. L. Brown & Co., oil, and Eichberg & Eller, purveyors of cigars and liquors. In 1877, Thayer, Babson & Co., drygoods, druggists & glassware, occupied the entire building.

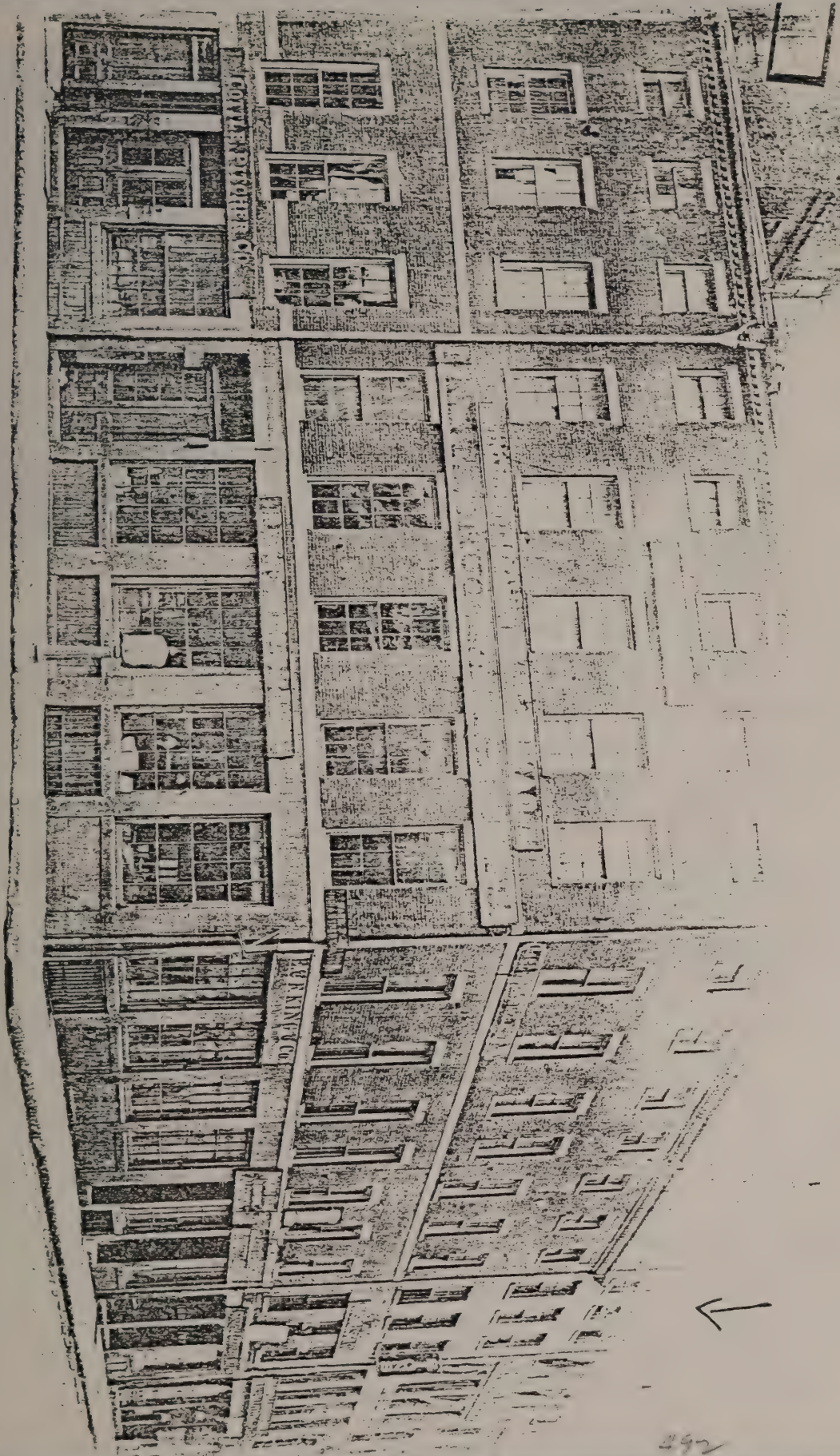
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Located within the National Register Custom House District.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Athenaeum Photo File, "Milk & India Streets," undated photo.
(Also located at Print Dept., Boston Public Library, "Street Views #6.")
2. 1858, 1864, 1865 Boston Almanacs.
3. Boston Directories.
4. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877, Boston Public Library, Fine Arts Section.
5. 1874 Atlas of Boston Proper.

167-169 Mulb St.



Boston Athenaeum Photo File - India St.



ADDRESS 171-175 Milk St. COR. 25-9 India St.

NAME Broad St. Association Project
present original

MAP No. 25N/13E SUB AREA Custom House Markets

DATE 1805-1807 Kirker
source

ARCHITECT/PLANNER: Charles Bulfinch Kirker
source

BUILDER unknown
source

OWNER SITE: Broad St. Assoc.
original present

PHOTOGRAPHS * 1941 - 80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) mercantile

NO. OF STORIES (1st to cornice) four plus

ROOF hipped cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone brownstone concrete iron/steel/alum.
common with Flemish variation painted

BRIEF DESCRIPTION Group of 3 adjacent structures in Federal style, a 4x5 bay building at
corner of Milk & India, flanked at each side by a 3 bay building. Ground floor has been al-
tered, but significant portions of early trabeated granite storefront visible. Rectangular
fenestration, decreasing in height by story, with small square 4th story windows, featur-
ing flared stone lintels. Appears to retain majority of early 6/6 sash. Stone belt course
marks division between 2nd & 3rd floors. Delicate brick dentil cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor restored LOT AREA 4023 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner site at McKinley Square. Close
proximity to other significant structures such as Central Wharf, Custom House, Flour &
Grain Exchange, & State St. Block.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as work of nationally known architect, as well as being one of few remaining examples of Federal commercial style in downtown Boston. Historically significant as one of few survivors of project developed by Broad Street Assoc., whose improvements "contributed to the transformation of Boston into one of the leading centers of trade and commerce in the United States".1

Broad St. was part of plan to improve Boston's waterfront south of Long Wharf, instigated

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u>x</u>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)

y her highly successful shipping industry. Broad St. Assoc. was incorporated in 1805, its members being Harrison Gray Otis, Rufus G. Amory, James Lloyd, Uriah Cotting, and Francis Calhoun. Bulfinch's association with project corroborated by entry in Otis papers dated August 4, 1804, which states that "owners of land in and near Batterymarch St." paid Bulfinch \$1000 "plans".² In 1807, a visitor described Broad St. as containing "sixty warehouses of uniform exterior, four stories high".³ These warehouses integral to Boston's position as leading port on Eastern Seaboard during first half of 19th century.

Charles Bulfinch (1763-1841) was educated at Harvard, and traveled to Europe in 1785. Highly influenced by English architects Robert Adam and William Chambers, he returned to Boston and applied Neo-Classical vocabulary to his design commissions. He was largely responsible for changing architectural face of Boston, not only through own designs, but also through influence on other architects and builders. Among Bulfinch's most well-known projects are Massachusetts State House and three Harrison Gray Otis houses.

An excellent photo pictures these buildings in their pre-1900 form, before extensive alterations. Storefronts featured large picture windows with small-paned sash. The earliest known occupant was E. & F. King & Co., paints, first located at 26 India St. in 1834, under name of Pratt & King, and still there in the late 19th c. Occupants in 1858 were King & Dexter drugs, at 171 Milk & 27 India; Parker & Manson, commission merchants at 27 India; and at 28 Tozier & Matchett, liquors, and G.P. Haward & Co., merchandise brokers.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Included in the National Register Custom House District.

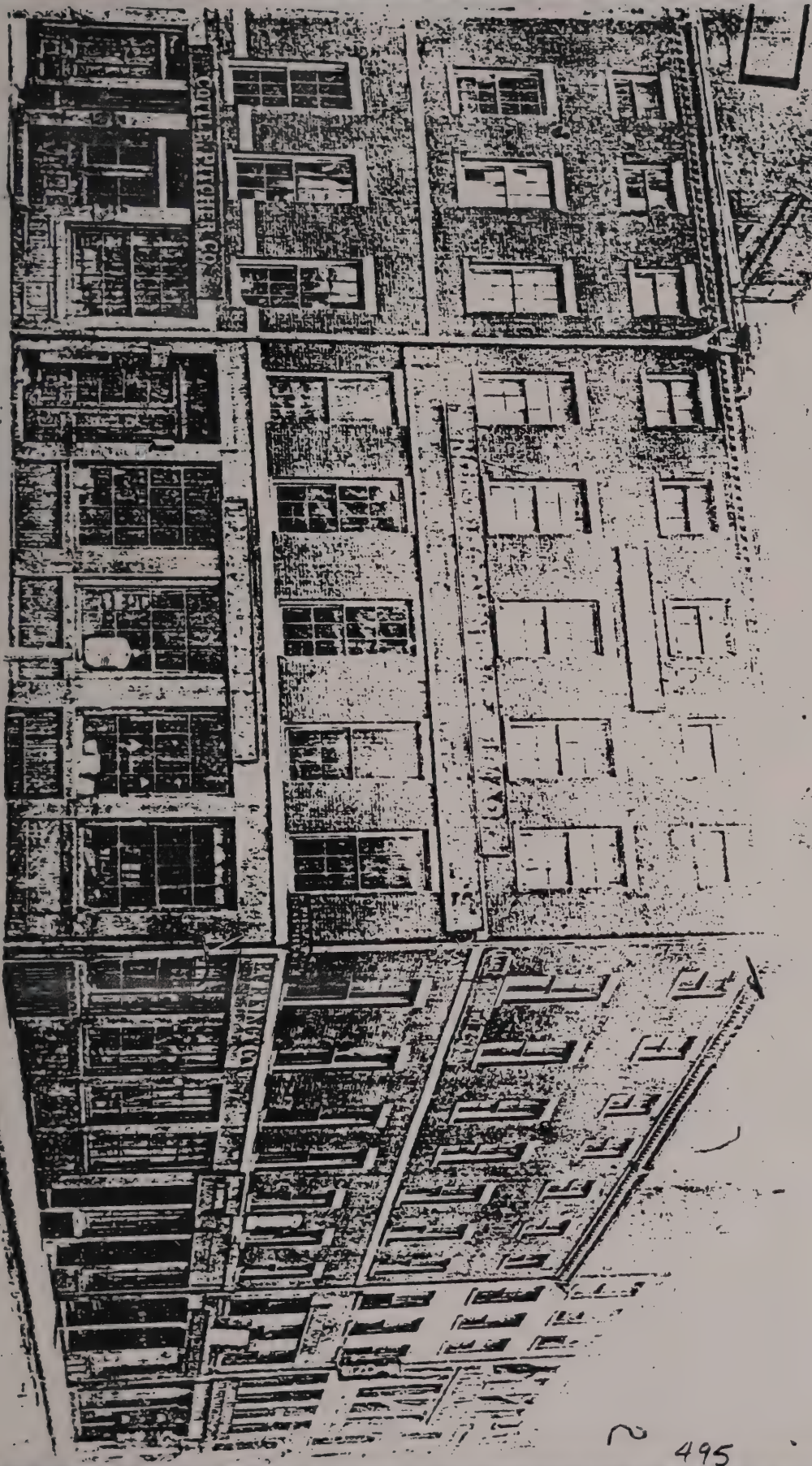
Nominated for designation as Boston Landmark.

** It should be noted that at that time, the window levels at 171 Milk & 29 India were not where they are now located, indicating considerable reconstruction in the 20th c.

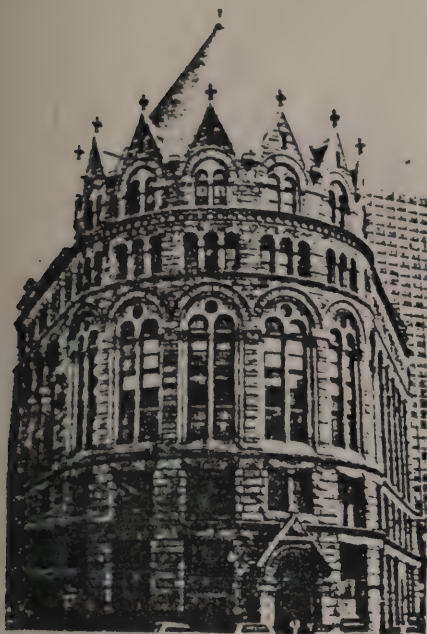
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Report of the Boston Landmarks Commission on the Potential Designation of 5 Broad Street as a Landmark under Chapter 772 of the Acts of 1975.
2. Kirker, Harold, The Architecture of Charles Bulfinch, 1969, p. 240.
3. Boston Almanac for 1858.
4. Boston City Directories.
5. Boston Athenaeum Photo File, "India St.," pre-1900 photo.
6. Whiting, John, A Schedule of Boston Buildings and Their Occupancy, 1877. Boston Public Library, Art Reference Section.
7. "Businesses Fifty Years Old or Over," 1930 Boston Directory, p. 98.

171-175 Mulb St.



Toston Allonaeum puer Gil. India St.

ADDRESS 177 Milk St India Place
COR. 52 India St.NAME Flour & Grain Exchange / Chamber of Commerce Bldg.
present originalMAP No. 25N/13E SUB AREA Custom House MarketDATE 1890-2 permit 4-20-1890
sourceARCHITECT Shenley, Rutan & Coolidge
sourceBUILDER Norcross Bros.
sourceOWNER Boston Chamber of Commerce
original presentPHOTOGRAPHS *1941-80TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) officesNO. OF STORIES (1st to cornice) seven plus _____ROOF conical- slated cupola dormers 10MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone pink Worcester concrete iron/steel/alum.BRIEF DESCRIPTION Quarry granite fr. Milford, Ma.
Picturesquely silhouetted Richardsonian Rom. structure with rounded, rock-faced granite facade, containing 6 bays at corner, 6 bays facing Milk St., & 4 facing India St. Fenestration arranged under 3-story arches which reflect interior volume of trading floor. Horizontal emphasis provided by projecting string courses at each floor level, offsetting vertical thrust of windows continued in coronet of peaked dormers around conical roof. Corner entrance with tri-
EXTERIOR ALTERATION minor moderate drastic angular pediment supp. by Romanesque
columns.CONDITION good fair poor LOT AREA 12,158 sq. feetNOTEWORTHY SITE CHARACTERISTICS Freestanding; commands McKinley Sq. area;striking contrast in scale, form, & character to neighboring brick & granite bldgs.

SIGNIFICANCE (cont'd on reverse)

Structure architecturally significant as major work by prominent Boston architectural firm successors to H. H. Richardson. Moreover, construction done by firm who were contractors for majority of Richardson's works, & owners of multiple quarries supplying granite to architects. Also, is one of the finest Boston examples of Richardsonian architecture & illustrates the medievalizing trend of late Victorian architecture. Historically significant as expression of financial growth of city & "desire to advance interests of trade & commerce."



ADDRESS 177 Milk St India Place
COR. 52 India St.

NAME Flour & Grain Exchange / Chamber of Commerce Bldg.
present original

MAP No. 25N/13E SUB AREA Custom House Markets

DATE 1890-2 permit 4-29-1890
source

ARCHITECT Shepley, Rutan & Coolidge source

BUILDER Norcross Bros. source

OWNER Boston Chamber of Commerce
original present

PHOTOGRAPHS *1941-80

TYPE (residential) single double row 2-fam. 3-deck ten apt.
non-residential offices

NO. OF STORIES (1st to cornice) seven plus

ROOF conical-slatted cupola dormers 10

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone/pink granite/concrete iron/steel/alum.

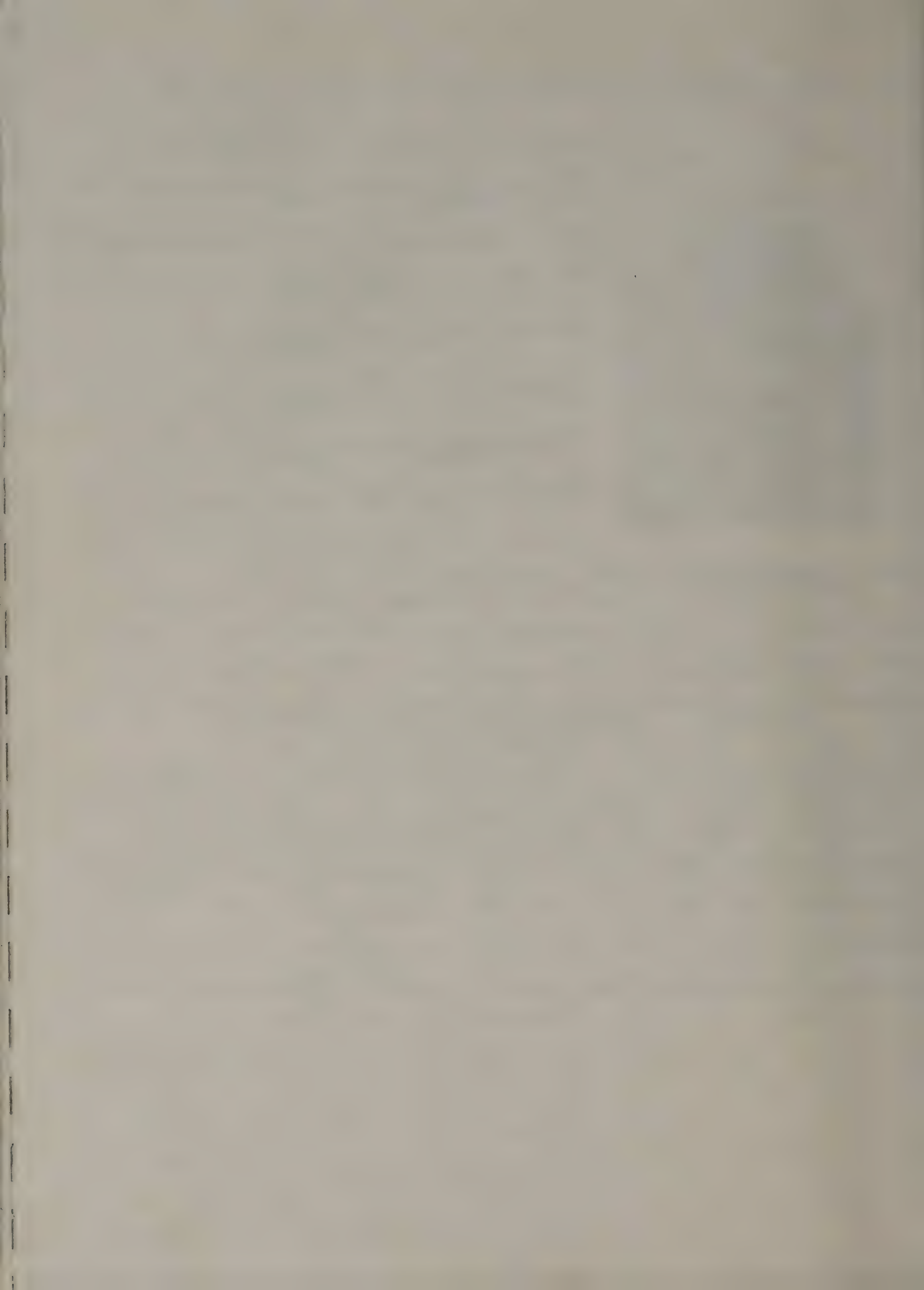
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Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	x	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	x	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	_____				

Significance (include explanation of themes checked above)
in the city of Boston. 1.

First Chamber of Commerce organized in 1793, lasting till 1804. 2nd succeeded in 1836, but died out by 1843. 3rd body incorporated in 1885, a consolidation of 2 corporate trade bodies: 1) Boston Commercial Exchange, formerly Boston Corn Exchange, & 2) Boston Produce Exchange. In 1889, Henry M. Whitney, founder of Boston's consolidated & electrified modern local transit system, donated site for bldg., its purpose in part to provide suitable rooms for commercial exchange in the city.

Design may be influenced by Cincinnati Chamber of Commerce Bldg., designed by Richardson, but built & slightly modified by Shepley, Rutan & Coolidge after his death. Notable feature is that first 3 floors supported by columns from below, while top 2 floors supported by steel trusses from above, in conical roof. Lavish interior now largely obliterated or covered by modern renovations, & trading room divided horizontally by new floor.

Shepley, Rutan & Coolidge were successors to the practice of H. H. Richardson. Active in Chicago before & after the 1893 World's Columbian Exposition, as well as in Boston, they produced buildings in the Neo-classical and Beaux-Arts style as well as Romanesque. Among their other notable Boston buildings are the Harvard Medical School, South Station, & Ames Buildings.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1. Boston Chamber of Commerce, Ceremonies Connected with the Opening of the Building of the Boston Chamber of Commerce Wednesday and Thursday, Jan. 20 and 21, 1892, photos interior & exterior.
2. National Register of Historic Places Inventory - Nomination Form, 1973.
3. American Architects and Building News, August 12, 1893, no. 920. illus.
4. Architectural Forum, June 1968, p. 69.
5. Damrell, Charles S., A Half Century of Boston's Buildings, 1895, pp. 67-8 & illus. opp. p. 58.
6. Bacon, Edwin M., Book of Boston, 1916, p. 213, 69, 74
7. King, Moses, How to See Boston, p. 40 & photo p. 47.
8. Architectural Review, v. 2, no. 1, Jan. 2, 1893, pp. 9-10 & pl. I & II.

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